

## Site Details

Easting	426188	Northing	431561	Site area ha	0.5	SP7	Main Urban Area Infill
HMCA	Outer South West				Ward	Farnley and Wortley	

## Site Characteristics

Site type	Brownfield
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description

## Greenbelt Assessment - Not Required

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

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

## 2. Prevent neighbouring towns from merging

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

## 3. Assist in safeguarding the countryside from encroachment

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

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

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

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

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## SHLAA conclusions

Availability: Short (=&lt;5 yrs)

Suitability: Suitable

Achievability: Short (=&lt;5yrs)

## Summary of infrastructure provider comments

## Highways Agency

Impact		Network Status	

## Network Rail

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## Yorkshire Water

Treatment Works	

## Environment Agency

Constraints	

## LCC

Ecology support	

## Ecology boundary

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## Education comments

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## Flood Risk

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## Utilities

Gas	

## Electric

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## Fire and Rescue

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## Telecoms

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## Other

English Heritage	

## Natural England

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

App Number	Proposal	Decision	% of site
10/01452/FU	Laying out of access road and erect 14 houses.	A	85

52 Whitehall Road - The Print Factory , Lower Wortley

09/9/00251/MOD	Laying out of access road and erection of 14 houses with landscaping (revised scheme)NON MATERIAL AMENDMENT: Garage for plot 1 changed to single garage as shown on approved layout plan.	M01	100
14/02596/COND	Consent, agreement or approval required by condition 17 of Planning Application 10/01452/FU	SPL	85
11/01281/COND	Consent, agreement or approval required by conditions 2, 14 and 15 of Planning Application 10/01452/FU	A	85

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Cottingley
Nearest train station distance (m)	1911.36
Nearest bus stop	2617
Nearest bus stop distance (m)	67.56

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input 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

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

Site Details

Easting	427285	Northing	428291	Site area ha	3.9	SP7	Major Settlement Infill
HMCA	Outer South West				Ward	Morley South	

Site Characteristics

Site type	Brownfield
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On-site land uses
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Manufacturing and Wholesale
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Neighbouring land uses
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Transport tracks and ways
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Unmanaged Forest
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Other land uses - None

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

Description
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

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## Outer South West

126 Valley Mills, Valley Road, Morley LS27 8AA

### SHLAA conclusions

Availability: Unavailable

Suitability: Suitable

Achievability: Longterm (11+yrs)

### Summary of infrastructure provider comments

#### LCC Highways Comments

##### Public transport accessibility comments

Mostly meets Core Strategy standards

Rank (1-5)

4

##### Access comments

Access via Valley Rd is very poor - long narrow, unadopted - private bridge over railway, no footways, acute bends, poor forward visibility

1

##### Local network comments

Potential cumulative impact with nearby sites

4

##### Mitigation measures

None to compensate access issues

Total score

9

##### Highways site support

no

##### Contingent on other sites

##### Contingent on other sites

#### Highways Agency

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

#### Network Rail

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

#### Yorkshire Water

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

#### Environment Agency

##### Constraints

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

#### LCC

Ecology support	Supported with mitigation
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Supported with mitigation to create a native woodland edge to protect and enhance the woodland wildlife corridor which is adjacent to the site.

Ecology boundary

Education comments

Flood Risk

Flood Zone 1, but known capacity problems with culvert which runs down Valley Road and therefore at risk of flooding.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

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

App Number	Proposal	Decision	% of site
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Spatial relationships

UDP Designations

N32 Greenbelt	0.82	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

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

Agricultural classification	Grade 3
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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 checked="" type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input checked="" type="checkbox"/>



Conclusions

Issues and Options Summary

Site is within urban area, accessible to Morley town centre. Currently in employment use, bounded by steep hillside to the south and railway to the north. Access is over short, narrow bridge on unadopted private highway. Highways concerned about very poor access.

Site affects others?

Sustainability summary

Minor negative - employment and economic growth, ecology mitigation and waste. Significant positive - flood risk. Minor positive - access to schools, leisure and greenspace, brownfield site and accessibility. CHECK SA15 SCORE

Summary of reps

General agreement with Leeds City Council's allocation of site as RED.

METRO: 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.

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Site is within urban area, accessible to Morley town centre. Currently in employment use, bounded by steep hillside to the south and railway to the north. Access is over short, narrow bridge on unadopted private highway. Highways concerned about very poor access.

Outer South West

137A      Britannia Road, Morley

Site Details

Easting	426130	Northing	426697	Site area ha	1.6	SP7	Major Settlement Infill
HMCA	Outer South West				Ward	Morley South	

Site Characteristics

Site type	Greenfield
On-site land uses	
Vacant land	
Neighbouring land uses	
Vacant land	
Dwellings	
Manufacturing and Wholesale	

Other land uses - None

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

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

## Outer South West

137A Britannia Road, Morley

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

meets all accessibility standards except primary

Rank (1-5)

4

Access comments

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

4

Local network comments

busy local network, with potential for cumulative impacts

3

Mitigation measures

widened footway

Total score

11

Highways site support

yes

Contingent on other sites

Contingent on other sites

#### Highways Agency

Impact

Network Status

No objection

#### Network Rail

#### Yorkshire Water

Treatment Works

Knostrop

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

#### Environment Agency

Constraints

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

Outer South West

137A      Britannia Road, Morley

LCC

Ecology support

Supported with mitigation

Supported with mitigation to protect and enhance wildlife corridor function across the site.

Ecology boundary

Education comments

Flood Risk

Flood Zone 1.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Housing allocations 637, 137A, 2036, 2098B include areas of deciduous woodland BAP habitat

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

App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.39
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Nearest train station	Morley
Nearest train station distance (m)	1638.31
Nearest bus stop	1124
Nearest bus stop distance (m)	133.51

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

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

Conclusions

Issues and Options Summary

Site A is situated between existing housing to the west and east and is considered acceptable in principle for residential use.

Site affects others?

Sustainability summary

Significant negative - greenfield site. Minor negative - pollution. Significant positive - greenhouse emissions, transport network and accessibility. Minor positive - access to health.

Summary of reps

Comments generally agree with allocation of site as green.

METRO: 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.

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

Adjacent to existing housing. Acceptable in principle for residential.

Outer South West

137B      Britannia Road, Morley

Site Details

Easting	426178	Northing	426574	Site area ha	2.8	SP7	Major Settlement Infill
HMCA	Outer South West				Ward	Morley South	

Site Characteristics

Site type	Greenfield
On-site land uses	
Vacant land	
Neighbouring land uses	
Vacant land	
Dwellings	
Manufacturing and Wholesale	

Other land uses - None

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

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

## Outer South West

137B Britannia Road, Morley

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

meets all accessibility standards except primary

Rank (1-5)

4

Access comments

Access via Industrial estate not ideal mixing with commercial traffic

2

Local network comments

busy local network, with poeential for cumulative impacts

3

Mitigation measures

Total score

9

Highways site support

yes

Contingent on other sites

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

Contingent on other sites

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

#### Highways Agency

Impact

Network Status

No objection

#### Network Rail

#### Yorkshire Water

Treatment Works

Knostrop

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

#### Environment Agency

Constraints

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



Outer South West

137B      Britannia Road, Morley

LCC

Ecology support

Supported with mitigation

Supported with mitigation to protect and enhance wildlife corridor function across the site.

Ecology boundary

Education comments

Flood Risk

Flood Zone 1. Public surface water sewers with site.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

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

App Number	Proposal	Decision	% of site

Spatial relationships

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

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

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Morley
Nearest train station distance (m)	1721.82
Nearest bus stop	1608
Nearest bus stop distance (m)	195.00

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

Conclusions

Issues and Options Summary

Site B has employment uses to 3 sides including an access road through from the existing employment uses. The preferred use is employment.

Site affects others?

Sustainability summary

Significant negative - greenfield site. Minor negative - employment, economic growth and pollution. Significant positive - greenhouse emissions and accessibility. Minor positive - access to health, flood risk and transport network.

Summary of reps

Comments agree with RED allocation of site due to lack of general infrastructure to support any proposed development.

Metro: From a public transport perspective, these sites (in principle) would be acceptable for housing development. For the larger sites, site specific mitigation would be required but it is unlikely that substantial bus service provision would be required at these sites (based on the current public transport network).

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Site B has employment uses to 3 sides including an access road through from the existing employment uses. The preferred use is employment.

Site Details

Easting	426884	Northing	426709	Site area ha	1	SP7	Major Settlement Infill
HMCA	Outer South West				Ward	Morley South	

Site Characteristics

Site type	Brownfield
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On-site land uses

Manufacturing and Wholesale

Wholesale distribution

Office

Neighbouring land uses

Dwellings

Restaurants and Cafes

Other land uses - None

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

Description	existing
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

## Outer South West

141 Tingley Mills, Tingley Common, Morley

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

Rank (1-5)

4

##### Access comments

Access would require mitigation works

4

##### Local network comments

Potential cumulative impact with adjacent sites

4

##### Mitigation measures

Total score

12

##### Highways site support

yes

##### Contingent on other sites

no

##### 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 Morley/Gildersome cluster

#### Network Rail

#### Yorkshire Water

##### Treatment Works

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

#### Environment Agency

##### Constraints

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

Outer South West

141 Tingley Mills, Tingley Common, Morley

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	0.00	% 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	Morley
Nearest train station distance (m)	1399.32
Nearest bus stop	13144
Nearest bus stop distance (m)	84.90

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

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

## Conclusions

### Issues and Options Summary

Existing mill. The site could continue in employment use but would be suitable for conversion to residential in principle.

### Site affects others?

### Sustainability summary

Minor negative - employment and economic growth and pollution. Significant positive - flood risk. Minor positive - access to health, leisure and greenspace, greenhouse emissions, brownfield site, greenhouse emissions, transport network and accessibility.

### Summary of reps

Majority of REPs are against development due to the lack of adequate infrastructure to support increased development in the area, however, most of the such comments are the same REP that has been copied multiple times.

Besides that other REPs are in support of development on the site and change in allocation from Amber to Green as:

Site 141 is currently in employment use but is a brownfield site and as such should be considered for residential development ahead of other potential Greenfield sites.

METRO: 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.

Site 141 - A large late Victorian stone-built textile mill urgently in need of refurbishment; should be good for far more than 36 dwelling

### Comments on phasing

### DPP Allocation

Preferred housing allocation

### DPP Allocation Conclusion

Existing mill. The site could continue in employment use but would be suitable for conversion to residential in principle.



Site Details

Easting	431713	Northing	426716	Site area ha	3.1	SP7	Main Urban Area Extension
HMCA	Outer South West				Ward	Ardsley and Robin Hood	

Site Characteristics

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

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

Vacant land
-------------

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

Vacant land
-------------

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

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

Other land uses - None

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

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

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Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

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

2. Prevent neighbouring towns from merging

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

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

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	Yes
Does the site include local/national nature conservation areas (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
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4. Preserve the setting and special character of historic towns

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

Character Conclusion	No effect on the setting and special character of historic features
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## Outer South West

148 Thorpe-on-the-Lane, Thorpe

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

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

### SHLAA conclusions

**Availability:** Medium (6-10yrs)

**Suitability:** Unsuitable

**Achievability:** Uncertain

### Summary of infrastructure provider comments

#### LCC Highways Comments

##### Public transport accessibility comments

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

Rank (1-5)

3

##### Access comments

Existing access onto Lingwell Gate Lane

5

##### Local network comments

Spare capacity but cumulative issues

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
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#### Network Rail

#### Yorkshire Water

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

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

#### Environment Agency

##### Constraints

FZ1 over 1 ha. Part of site on historic landfill and adjoins a licenced site. See comments in main text of our response.

Outer South West

148 Thorpe-on-the-Lane, Thorpe

LCC

Ecology support

Supported

Supported

Ecology boundary

Education comments

Flood Risk

Flood Zone 1. Public sewer located in SE corner of the site.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site			
App Number	Proposal	Decision	% of site
14/00698/DEM	Determination for demolition of single storey derelict barn	A	58

Spatial relationships

UDP Designations

N32 Greenbelt	10.27	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
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 %	0.02
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Nearest train station	Morley
Nearest train station distance (m)	4947.94
Nearest bus stop	7675
Nearest bus stop distance (m)	180.56

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

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

## Conclusions

### Issues and Options Summary

The site is within the settlement and would be suitable for either employment or residential use. Site is unused land, with evidence of historic use - hardstanding etc.

### Site affects others?

No

### Sustainability summary

Minor negative - access to leisure, community participation and pollution. Significant positive - derelict brownfield site and flood risk. Minor positive - access to schools and health and local distinctiveness.

### Summary of reps

3 out of 4 REPs are in support of development on the site.

METRO: 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.

### Comments on phasing

### DPP Allocation

Not proposed as housing allocation

### DPP Allocation Conclusion

The site is within the settlement and would be suitable for either employment or residential use. Site is unused land, with evidence of historic use - hardstanding etc.

Site Details

Easting	431110	Northing	426318	Site area ha	0.7	SP7	Other Rural Extension
HMCA	Outer South West				Ward	Ardsley and Robin Hood	

Site Characteristics

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

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description	
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Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

SHLAA conclusions

Availability: Longterm (+11yrs) Suitability: LDF to determine Achievability: Longterm (11+yrs)

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works	
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Environment Agency

Constraints	

LCC

Ecology support	
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Ecology boundary

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Education comments

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Flood Risk

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Utilities

Gas			

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage			

Natural England

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

App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations

N32 Greenbelt	82.75	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	25.03	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
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 %	0.02
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Nearest train station	Morley
Nearest train station distance (m)	4514.44
Nearest bus stop	9530
Nearest bus stop distance (m)	165.87

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

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



**Conclusions**

## Issues and Options Summary

## Site affects others?

## Sustainability summary

## Summary of reps

All comments are pro- development.

## PRO-DEVELOPMENT

Part of the site is greenbelt however, the land no longer serves greenbelt purposes, neither does it meet the greenbelt criteria - should be reviewed.

The submission draft of the Core Strategy acknowledges that land sufficient to provide, as a minimum, 66,000 new homes over the plan period. In order to fulfil this commitment, it accepts that in addition to focusing development to the most sustainable areas of the district, appropriate sites will have to be allocated that may currently be designated as Green Belt. While the need for sites currently designated as Green Belt to be brought forward is accepted, preference should be given to those sites that no longer fulfil any of the five purposes for its original inclusion

There is scope for short term, low cost housing.

It part brownfield and should be prioritised.

There is nNo level of assessment that has been carried out by the council on this Site on the basis that it is located in an area outside the settlement hierarchy.

## Comments on phasing

## DPP Allocation

Not proposed as housing allocation

## DPP Allocation Conclusion

not within settlement hierarchy

Site Details

Easting	430904	Northing	425538	Site area ha	1.1	SP7	Smaller Settlement Extension
HMCA	Outer South West				Ward	Ardsley and Robin Hood	

Site Characteristics

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

Other land uses - None

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

Description	
Pitch set much lower than surrounding residential development.	

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	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 West

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

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

Potential for further sprawl to south east. Site close to settlement but doesn't relate well due to level difference.

### 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

The site has access to 2 buses per hour. All of the site lies within the accessibility standard for primary education but does not meet other standards

Rank (1-5)

2

##### Access comments

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

2

##### Local network comments

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

5

##### Mitigation measures

Needs improvements to Cave Lane in 3rd party control

Total score

9

##### Highways site support

no

##### Contingent on other sites

##### Contingent on other sites

#### Highways Agency

Impact	No material impact	Network Status	No objection
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n/a

#### Network Rail

#### Yorkshire Water

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

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

#### Environment Agency

##### Constraints

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

Outer South West

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

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	92.50	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	92.50	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Morley
Nearest train station distance (m)	4702.80
Nearest bus stop	4839
Nearest bus stop distance (m)	107.80

Agricultural classification	Grade 3
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input 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. No existing defensible south eastern boundary, which could set a precedent for further sprawl. The site is an N6 protected playing pitch designation on the existing UDP. See also greenspace section, page 37, question G8. Highways concerns regarding access - would require third party land.

Site affects others?

Sustainability summary

Significant negative - loss of existing leisure facility (football ground), loss of greenspace and greenfield site. Minor negative - access to health, greenhouse emissions, transport network and accessibility.

Summary of reps

60 out of a total 61 REP support the designation of site 173 as RED.

METRO: 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.

Only 1 comment is in support of development on the site.

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. No existing defensible south eastern boundary, which could set a precedent for further sprawl. The site is an N6 protected playing pitch designation on the existing UDP. See also greenspace section, page 37, question G8. Highways concerns regarding access - would require third party land.

Site Details							
Easting	429647	Northing	429767	Site area ha	0.8	SP7	Main Urban Area Infill
HMCA	Outer South West				Ward	Beeston and Holbeck	

Site Characteristics	
Site type	Brownfield
On-site land uses	Manufacturing and Wholesale
Neighbouring land uses	Manufacturing and Wholesale
	Allotment and city farm
	Dwellings

Other land uses - None

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

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

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 West

304 Park Farm Industrial Estate, Westland Road, LS11

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

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### SHLAA conclusions

Availability: Unknown

Suitability: Unsuitable

Achievability: Uncertain

### Summary of infrastructure provider comments

#### LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

Poor accessibility

1

Access comments

Access from Westland Road

5

Local network comments

Congestion issues

3

Mitigation measures

Total score

9

Highways site support

no

Contingent on other sites

Contingent on other sites

#### Highways Agency

Impact	No material impact	Network Status	No objection
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#### Network Rail

#### Yorkshire Water

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

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

#### Environment Agency

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

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



Outer South West

304 Park Farm Industrial Estate, Westland Road, LS11

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

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

Other Spatial Relationship

LCC ownership %	0.64
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Nearest train station	Cottingley
Nearest train station distance (m)	2282.79
Nearest bus stop	527
Nearest bus stop distance (m)	472.67

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 checked="" type="checkbox"/>

Conclusions

Issues and Options Summary

Existing employment site within larger employment area. Employment considered the most appropriate use. Highways concerns regarding poor accessibility of site.

Site affects others?

Sustainability summary

Significant negative - greenhouse emissions and accessibility. Minor negative - employment, economic growth, access to schools, health and leisure, transport network and waste. Minor positive - access to greenspace, brownfield site and flood risk.

Summary of reps

All 3 REPs agree with RED allocation of the site.

METRO: 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.

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Existing employment site within larger employment area. Employment considered the most appropriate use. Highways concerns regarding poor accessibility of site.

Site Details

Easting	431673	Northing	426979	Site area ha	4.2	SP7	Main Urban Area Extension
HMCA	Outer South West				Ward	Ardsley and Robin Hood	

Site Characteristics

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

On-site land uses

Agriculture
Dwellings
Vacant building

Neighbouring land uses

Agriculture
Dwellings

Other land uses - None

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

Description

Listed building on 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?	Yes
Unrestricted Sprawl Conclusion	Low potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	Yes
Does the site provide access to the countryside	Yes
Does the site include local/national nature conservation areas (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?	Yes
Can development preserve this character?	
Character Conclusion	Significant effect on the setting and special character of historic features

## Outer South West

309 Thorpe Hall, Middleton Lane, Thorpe

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

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

### 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

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

Rank (1-5)

3

##### Access comments

Access preferable from Thorpe Lower Lane

5

##### Local network comments

Spare capacity but cumulative issues

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
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#### Network Rail

#### Yorkshire Water

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

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

#### Environment Agency

##### Constraints

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

Outer South West

309 Thorpe Hall, Middleton Lane, Thorpe

LCC	
Ecology support	Supported
Supported	

Ecology boundary	

Education comments	

Flood Risk	
Flood Zone 1	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
English Heritage	Thorpe Hall, a Grade II* Listed Building lies to the west of this site. The building is identified on the latest English Heritage “Heritage at Risk Register” as being at risk. There is a requirement in the 1990 Act that “special regard” should be had to the desirability of preserving Listed Buildings or their setting or any features of special architectural or historic interest which they possess. Consequently, before allocating this area, there would need to be some assesment of what contribution this currently undeveloped area makes to the significance of these assets and what effect its loss and subsequent development might have upon their significance. This area should only be allocated, if it can help to secure a sustainable future for Thorpe Hall.

Natural England	
	Housing allocations 1282, 1281B, 1064B, 309, 2127 are identified as being Agricultural Land Classification Grade 2. The loss of high quality soils should be avoided.

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

Spatial relationships

UDP Designations	Core Strategy
------------------	---------------

N32 Greenbelt	75.89	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
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	Morley
Nearest train station distance (m)	4841.21
Nearest bus stop	2849
Nearest bus stop distance (m)	164.60

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 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 checked="" type="checkbox"/>

**Conclusions**

## Issues and Options Summary

Part Green Belt site/part existing UDP employment allocation. Development of the site would extend the settlement to the east and north. Development would need to consider the listed building on site which is paramount to any scheme. A limited enabling development, which would retain and enhance the listed building could be acceptable in principle.

## Site affects others?

## Sustainability summary

Significant negative - greenfield site. Minor negative - landscape. Minor positive - access to schools and health, flood risk and transport network.

## Summary of reps

General support for change allocation of the site from Amber to Green.

## PRO-DEVELOPMENT

This should be green though reduced in size to match the UDP non-Green Belt enclave around Thorpe Hall, which was for employment rather than housing.

This area should only be allocated, if it can help to secure a sustainable future for Thorpe Hall.

Would fit with a small cluster of other developments

## ANTI-DEVELOPMENT

There is insufficient road capacity and little scope for expansion for other necessary services.

METRO: 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.

## Comments on phasing

## DPP Allocation

Not proposed as housing allocation

## DPP Allocation Conclusion

Part Green Belt site/part existing UDP employment allocation. Development of the site would extend the settlement to the east and north. Development would need to consider the listed building on site which is paramount to any scheme. A limited enabling development, which would retain and enhance the listed building could be acceptable in principle.



Site Details

Easting	428507	Northing	424722	Site area ha	0.9	SP7	Smaller Settlement Infill
HMCA	Outer South West				Ward	Ardsley and Robin Hood	

Site Characteristics

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

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

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

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

Other
-------

Other land uses - None

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

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

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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/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: Unavailable

Suitability: Unsuitable

Achievability: Medium (6-10yrs)

## Summary of infrastructure provider comments

## LCC Highways Comments

## Public transport accessibility comments

The site has access to 2 buses per hour, all of the site lies within the accessibility zone for primary education, but outside the zone for health and secondary education. Local shops within 15 min walk

Rank (1-5)

3

## Access comments

Highway frontage but adequate visibility not achievable

2

## Local network comments

Potential cumulative impact with adjacent sites

4

## Mitigation measures

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

Total score

9

## Highways site support

no

## Contingent on other sites

## Contingent on other sites

## Highways Agency

Impact	No material impact	Network Status	No objection
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n/a

## Network Rail

## Yorkshire Water

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

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

## Environment Agency

## Constraints

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

## 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			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	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	Morley
Nearest train station distance (m)	3718.86
Nearest bus stop	11844
Nearest bus stop distance (m)	102.50

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 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 within the existing settlement. Significant tree cover including Tree Preservation Orders (TPOs) on site surrounding the main building which is listed. Highway concerns re poor visibility at access.

Site affects others?

Sustainability summary

Significant negative - greenfield site. Minor negative - access to health, local distinctiveness and historic environment. Minor positive - flood risk.

Summary of reps

WYCA  
Red Sites outside the Core Public Transport Network  
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.

Network (Centre of site)	Buses Per Hour	Access to Primary Schools	Access to Secondary Schools	Distance to Core
Health	1266		4	Access to Primary
Yes	Yes		Yes	

PRO  
None

ANTI  
None

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Site within the existing settlement. Significant tree cover including Tree Preservation Orders (TPOs) on site surrounding the main building which is listed. Highway concerns re poor visibility at access.

Site Details

Easting	421942	Northing	428542	Site area ha	1.6	SP7	Smaller Settlement Infill
HMCA	Outer South West				Ward	Morley North	

Site Characteristics

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

On-site land uses

Manufacturing and Wholesale

Neighbouring land uses

Manufacturing and Wholesale

Dwellings

Other land uses - None

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

Description

predominantly cleared site, warehouse on frontage with carparking, landscaping with large tree coverage on eastern parts.

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 West

333 Whitehall Road (off), Drighlington BD11 1BX

### SHLAA conclusions

Availability: Short (=<5 yrs)

Suitability: Suitable

Achievability: Short (=<5yrs)

### Summary of infrastructure provider comments

#### LCC Highways Comments

##### Public transport accessibility comments

The site is well served by Public Transport and all services with the exception of primary schools

Rank (1-5)

4

##### Access comments

Accesses on to Moor Top, West Street and Whitehall Grove are not ideal in terms of width, visibility and conflict with HGVs, but an acceptable solution is likely using a combination of these and segregating adjacent commercial uses

3

##### Local network comments

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

4

##### Mitigation measures

Means to improve vehicular access

Total score

11

##### Highways site support

yes with mitigation

##### Contingent on other sites

##### 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 Morley/Gildersome cluster

#### Network Rail

#### Yorkshire Water

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

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

#### Environment Agency

##### Constraints

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

#### LCC

Ecology support	Supported
-----------------	-----------

Supported

Ecology boundary

Education comments

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

Flood Risk

Flood Zone 1

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

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

App Number	Proposal	Decision	% of site
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Spatial relationships

UDP Designations

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

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	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	Morley
Nearest train station distance (m)	5041.12
Nearest bus stop	2764
Nearest bus stop distance (m)	162.95

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. Noise from the neighbouring factory use would need to be mitigated as part of any future planning application (previously refused permission on these grounds). Otherwise, residential development acceptable in principle.

Site affects others?

Sustainability summary

Minor negative - employment , economic growth and access to greenspace. Significant positive - flood risk. Minor positive - access to health, brownfield site, greenhouse emissions, transport network and accessibility.

Summary of reps

WYCA  
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

G 1.58 166 6 Yes Yes Yes

PRO

ANTI  
Too close proximity to J27

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

Site within the existing settlement. Noise from the neighbouring factory use would need to be mitigated as part of any future planning application (previously refused permission on these grounds). Otherwise, residential development acceptable in principle.

## Outer South West

**338**      **Daisy Hill, Churwell, Morley**

### Site Details

Easting	427084	Northing	428363	Site area ha	1.9	SP7	Major Settlement Infill
HMCA	Outer South West				Ward	Morley North	

### Site Characteristics

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

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description

### Greenbelt Assessment - Not Required

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

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

#### 2. Prevent neighbouring towns from merging

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

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

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

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

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

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

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SHLAA conclusions

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

Summary of infrastructure provider comments

LCC Highways Comments		
Public transport accessibility comments		Rank (1-5)
PT Health and Education OK, no employment		4
Access comments		
Local network comments		
Mitigation measures		Total score
Highways site support		
Contingent on other sites		
Contingent on other sites		

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

Network Rail	
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Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	
FZ1 over 1ha. See comments in our previous I&O consultation. Close to Morley Waste Oil Facility which is currently non-operational, however is has previously had complaints of odour, oil spills and smoke.	

LCC	
Ecology support	Supported
Supported	

Ecology boundary	
------------------	--

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

Outer South West

338 Daisy Hill, Churwell, Morley

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
14/02679/COND	Consent, agreement or approval required by conditions 10, 17, 18, 19 and 23 of Planning Application 12/04048/FU.		100
12/04048/FU	Demolition of outbuildings, laying out of access roads and erect 92 houses, with landscaping	A	100
13/01173/COND	Consent, agreement or approval required by conditions 17, 18, 19 and 23 of Planning Application 12/04048/FU	W	100
13/9/00164/MOD	Demolition of outbuildings, laying out of access roads and erect 92 houses, with landscaping NON MATERIAL AMENDMENT TO 12/04048/FU: Amend layout to incorporate changes to road layout and plot orientation and change of house type from Crathorne to Keating	M01	100
11/04988/FU	Demolition of outbuildings, laying out of access roads and erect 92 houses, with landscaping	AP	100
13/00395/COND	Consent, agreement or approval required by conditions 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23 and 24 of Planning Application 12/04048/FU	SPL	100
14/02580/ADV	Non-illuminated sign to housing development	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	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
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Nearest train station	Morley
Nearest train station distance (m)	283.17
Nearest bus stop	8397
Nearest bus stop distance (m)	184.19

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

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

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

WYCA  
No Record  
  
PRO  
  
ANTI  
New Bank Street cannot cope with anymore traffic. Smell's from Morley Oil Recovery and Hardens Ltd

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 West

341 Old Lane - Jubilee Works, Beeston

### Site Details

Easting	428762	Northing	430358	Site area ha	1.2	SP7	Main Urban Area Infill
HMCA	Outer South West				Ward	Beeston and Holbeck	

### Site Characteristics

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

On-site land uses

Vacant land

Neighbouring land uses

Allotment and city farm

Dwellings

Other

Other land uses

Care centre and car audio

Topography	Flat	Landscape	No Tree Cover
Boundaries		Road front	Yes

Description

Cleared industrial site

### 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 West

341 Old Lane - Jubilee Works, Beeston

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

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### SHLAA conclusions

Availability: Short (early)

Suitability: Suitable

Achievability: Short (=<5yrs)

### Summary of infrastructure provider comments

#### LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

Meets Core Strategy standards

5

Access comments

An access from Moorhouse Ave can be achieved, existing access is not within the full site boundary and would have to be relocated

5

Local network comments

Potential cumulative impact with adjacent sites and local congestion at Tommy Wass junction

4

Mitigation measures

Total score

14

Highways site support

yes

Contingent on other sites

no

Contingent on other sites

no

#### Highways Agency

Impact	No material impact	Network Status	No objection
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n/a

#### Network Rail

#### Yorkshire Water

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

#### Environment Agency

Constraints

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

Outer South West

341 Old Lane - Jubilee Works, Beeston

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
10/04404/FU	Erection of retail store with car parking and landscaping	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"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

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

Nearest train station	Cottingley
Nearest train station distance (m)	1407.23
Nearest bus stop	6860
Nearest bus stop distance (m)	70.24

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

## Conclusions

### Issues and Options Summary

Cleared and vacant site. Pending application for supermarket which is currently recommended for refusal (out of centre site). Employment or residential development considered acceptable in principle.

### Site affects others?

### Sustainability summary

Minor negative - employment and economic growth. Significant positive - derelict brownfield site, greenhouse emissions and accessibility.  
Minor positive - access to schools, health, leisure and greenspace and transport network.

### Summary of reps

WYCA  
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.  
A 1.23 54 4 Yes Yes Yes  
  
PRO  
None  
  
ANTI  
  
NEUTRAL  
potentially reclassify as 'red' due to a recent application for an alternative use.

### Comments on phasing

### DPP Allocation

Preferred housing allocation

### DPP Allocation Conclusion

Cleared and vacant site. Pending application for supermarket which is currently recommended for refusal (out of centre site). Employment or residential development considered acceptable in principle.

Site Details

Easting	424410	Northing	428307	Site area ha	4.4	SP7	Smaller Settlement Infill
HMCA	Outer South West				Ward	Morley North	

Site Characteristics

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

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

Vacant building
-----------------

Office
--------

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

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

Wholesale distribution
------------------------

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

Other land uses - None

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

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

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 West

343 Gelderd Road (off), Gildersome

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

### SHLAA conclusions

Availability: Unknown

Suitability: Unsuitable

Achievability: Uncertain

### Summary of infrastructure provider comments

#### LCC Highways Comments

Public transport accessibility comments

Good accessibility

Rank (1-5)

4

Access comments

Existing access points adequate

4

Local network comments

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

4

Mitigation measures

Improvements to local footway provision

Total score

12

Highways site support

yes with mitigation

Contingent on other sites

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 Morley/Gildersome/Ardsley cluster.

#### Network Rail

#### Yorkshire Water

Treatment Works Knostrop

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

#### Environment Agency

Constraints

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

## Outer South West

### 343 Gelderd Road (off), Gildersome

<b>LCC</b>	
Ecology support	Supported
Supported	
Ecology boundary	
Education comments	
Flood Risk	
Flood Zone 1	
<b>Utilities</b>	
Gas	
Electric	
Fire and Rescue	
Telecoms	
<b>Other</b>	
English Heritage	
Natural England	

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

App Number	Proposal	Decision	% of site
10/05535/FU	Removal of condition 15 (lockable gate including hours of use) of application 09/03934/FU (for refurbishment of existing industrial units and erect 4 new industrial units)	A	78
10/05572/COND	Consent, agreement or approval required by conditions 2 and 7 of Planning Application 09/03934/FU	A	77
10/9/00020/MOD	Laying out of access road, refurbishment of existing industrial units and construction of 4 new industrial units (use classes B1(c), B2 and B8), with service areas, car parking and landscapingNON-MATERIAL AMENDMENT: Removal of first floor windows	M01	77
11/02012/COND	Consent, agreement or approval required by conditions 24 and 25 of Planning Application 09/03934/FU	A	77
09/03934/FU	Laying out of access road, refurbishment of existing industrial units and construction of 4 new industrial units (use classes B1(c), B2 and B8), with service areas, car parking and landscaping	A	77
11/9/00062/MOD	Laying out of access road, refurbishment of existing industrial units and construction of 4 new industrial units (use classes B1(c), B2 and B8), with service areas, car parking and landscaping NON MATERIAL AMENDMENT TO 09/03934/FU Extension of security fence and installation of security gate	M01	77

Outer South West

343 Gelderd Road (off), Gildersome

11/00270/ADV	Two illuminated signs	A	62
10/02804/COND	Consent, agreement or approval required by conditions 2, 3, 4, 5, 6, 7, 8, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24 and 25 of Planning Application 09/03934/FU	SPL	77

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Morley
Nearest train station distance (m)	2562.06
Nearest bus stop	13819
Nearest bus stop distance (m)	178.92

Agricultural classification	Grade 3
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" 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

Existing employment area. Site has planning permission and work has started with one of the 4 proposed new units now erected.

### Site affects others?

### Sustainability summary

Significant negative - pollution. Minor negative - employment, economic growth and access to greenspace. Minor positive - access to schools, health, greenfield site, greenhouse emissions, transport network and accessibility.

### Summary of reps

WYCA  
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).  
R 4.42 138 5 Yes Yes Yes

PRO  
Site should be split into 2 with top half suitable.  
ANTI

A650 is too close and congested, IT appears that Leeds has not spoken to other local councils about their development plans because what and where they build also affects Morley

### Comments on phasing

### DPP Allocation

Not proposed as housing allocation

### DPP Allocation Conclusion

Existing employment area. Site has planning permission and work has started with one of the 4 proposed new units now erected.

Outer South West

375 Main Street - The Old Hall Yard, East Ardsley WF3 2AP

Site Details

Easting	430615	Northing	425242	Site area ha	0.7	SP7	Smaller Settlement Infill
HMCA	Outer South West				Ward	Ardsley and Robin Hood	

Site Characteristics

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

Agriculture
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Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description	
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Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

**Outer South West****375**      **Main Street - The Old Hall Yard, East Ardsley WF3 2AP****SHLAA conclusions****Availability:** Short (early)**Suitability:** Suitable**Achievability:** Short (=<5yrs)**Summary of infrastructure provider comments****Highways Agency**

Impact		Network Status	

**Network Rail**

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**Yorkshire Water**

Treatment Works	

**Environment Agency**

Constraints	

**LCC**

Ecology support	

**Ecology boundary**

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**Education comments**

--

**Flood Risk**

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**Utilities**

Gas	

**Electric**

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**Fire and Rescue**

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**Telecoms**

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**Other**

English Heritage	

**Natural England**

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

App Number	Proposal	Decision	% of site
10/05603/EXT	Extension of time period of application 07/03293/FU for demolition of redundant agricultural buildings, change of use of agricultural outbuildings to 3 three bedroom houses, barn	A	100

to 1 three bedroom house and erection of 2 four bedroom houses

Spatial relationships

UDP Designations

N32 Greenbelt	45.04	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Morley
Nearest train station distance (m)	4640.13
Nearest bus stop	5767
Nearest bus stop distance (m)	75.18

Agricultural classification	Grade 3
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input 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

Site has current planning permission for conversion/demolition to residential development.

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

Site Details

Easting	428996	Northing	430573	Site area ha	0.5	SP7	Main Urban Area Infill
HMCA	Outer South West				Ward	Beeston and Holbeck	

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/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: Medium (6-10yrs)

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works	
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Environment Agency

Constraints	

LCC

Ecology support	
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Ecology boundary

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Education comments

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Flood Risk

--	--	--	--

Utilities

Gas			

Electric

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Fire and Rescue

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Telecoms

--	--	--	--

Other

English Heritage			

Natural England

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

App Number	Proposal	Decision	% of site
13/04820/FU	Change of use of factory (Class B2/ B8) to a Place of Worship (Class D1)		100

Outer South West

481      Barkly Road   LS11

10/03010/OT	Outline application to layout access and erect residential development	A	100
13/05214/FU	Mixed use development comprising sport hall, community facility, commercial catering business and associated offices; change of use of office building for temporary community use during building works	W	100
11/04760/DEM	Determination for demolition of storage and distribution buildings and ancillary office building	NR	100
09/00624/FU	Single storey extension and alterations including 2.4m high palisade fencing to storage and distribution centre	W	100

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Cottingley
Nearest train station distance (m)	1688.28
Nearest bus stop	10035
Nearest bus stop distance (m)	230.45

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input 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 West

481      Barkly Road LS11

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

Site Details

Easting	432452	Northing	427022	Site area ha	2.3	SP7	Smaller Settlement Infill
HMCA	Outer South West				Ward	Ardsley and Robin Hood	

Site Characteristics

Site type	Greenfield
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

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

Greenbelt Assessment - 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

LCC Highways Comments

Public transport accessibility comments Rank (1-5)  
Meets PT, employment and health, part primary education 4

Access comments

Local network comments

Mitigation measures Total score

Highways site support

Contingent on other sites

Contingent on other sites

Highways Agency

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

Outer South West

493 Milner Lane, Robin Hood

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
12/03590/COND	Consent, agreement or approval required by conditions 3, 4, 5, 6, 7, 12, 13, 14, 15, 17, 18, 19 and 20 of Planning Application 12/00161/FU	INT	93
12/00161/FU	72 houses	A	93
13/9/00114/MOD	72 houses NON MATERIAL AMENDMENT to 12/00161/FU: Amend to previously Approved 'Swale' Housetype	M01	93

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Woodlesford
Nearest train station distance (m)	4827.09
Nearest bus stop	6916
Nearest bus stop distance (m)	97.27

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

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

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation  
Identified housing site

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

Site Details

Easting	430853	Northing	426235	Site area ha	6.6	SP7	Smaller Settlement Extension
HMCA	Outer South West				Ward	Ardsley and Robin Hood	

Site Characteristics

Site type	Brownfield
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description	
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Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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



SHLAA conclusions

Availability: Short (= <5 yrs)                      Suitability: 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	31.59	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	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 %	5.84
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Nearest train station	Morley
Nearest train station distance (m)	4315.80
Nearest bus stop	13497
Nearest bus stop distance (m)	231.12

Agricultural classification	Grade 3
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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

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

Site Details

Easting	431463	Northing	425836	Site area ha	7.4	SP7	Smaller Settlement Extension
HMCA	Outer South West				Ward	Ardsley and Robin Hood	

Site Characteristics

Site type	Brownfield
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description	
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Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

SHLAA conclusions

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

Summary of infrastructure provider comments

Highways Agency

Impact Network Status

Network Rail

Yorkshire Water

Treatment Works

Environment Agency

Constraints

LCC

Ecology support

Ecology boundary

Education comments

Flood Risk

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

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

App Number Proposal Decision % of site

Spatial relationships

UDP Designations

N32 Greenbelt	10.84	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Morley
Nearest train station distance (m)	5038.86
Nearest bus stop	14347
Nearest bus stop distance (m)	460.21

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

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

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

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 West

501 Sharp Lane A

### Site Details

Easting	430795	Northing	427674	Site area ha	5.8	SP7	Main Urban Area Infill
HMCA	Outer South West				Ward	Middleton Park	

### Site Characteristics

Site type	Greenfield
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description

### Greenbelt Assessment - Not Required

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

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

#### 2. Prevent neighbouring towns from merging

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

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

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

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

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

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

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SHLAA conclusions

Availability: Short (= <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
12/9/00214/MOD	Laying out of access roads and erection of 1284 dwellings NON MATERIAL AMENDMENT to 22/113/05/RM: Separation of terrace block to form pair of semi detached	M01	98

## Outer South West

### 501 Sharp Lane A

	dwelling		
10/9/00233/MOD	Laying out of access roads and erection of 1284 dwellingsNON-MATERIAL AMENDMENT: Introduction of separations within terrace units	<b>M01</b>	98
10/9/00178/MOD	Laying out of access roads and erection of 1284 dwellingsNON-MATERIAL AMENDMENT: Detach house in plot 60 from house in plot 59; amend roof style to houses in plots 58, 60, 61	<b>M01</b>	98
10/9/00084/MOD	Laying out of access roads and erection of 1284 dwellingsNON MATERIAL AMENDMENT: To detach plot B280 from plots B279 and B281, Detach plot B308 from plot B309, move plot B290 closer to plot B291 and detach plot B78 from plot B77.	<b>M01</b>	98
12/9/00142/MOD	Laying out of access roads and erection of 1284 dwellingsNON MATERIAL AMENDMENT to 22/113/05/RM: Re-configuration of apartments F188-199 including alteration to boundary treatment to front of plots F200-F202 and plot F208 from 1100mm high metal railings to 1800mm high timber screen fence	<b>M01</b>	98
09/9/00103/MOD	Outline application to layout residential developmentNON MATERIAL AMENDMENT: Reviewed garage locations and boundary treatment	<b>M04</b>	98
12/9/00013/MOD	Laying out of access roads and erection of 1284 dwellingsNON MATERIAL AMENDMENT to 22/113/05/RM: Housetype substitution to plots 78, 79, 90 & 91	<b>M01</b>	98
11/9/00140/MOD	Laying out of access roads and erection of 1284 dwellingsNON MATERIAL AMENDMENT TO 22/113/05/RM : Introduction of separations to terrace units including the substitution of townhouse dwellings with equal number of similar types - plot no's 35-38, 24-25, 219-225, 228-233, replacing square bay on the apartment block plots 144, 148, 152 & 156 with a turret	<b>M01</b>	98
10/9/00058/MOD	Laying out of access roads and erection of 1284 dwellingsNON MATERIAL AMENDMENT: Plots 49 and 50 have been flipped to show symmetry on street scene, plots 63 and 64 gardens have been increased, plots 68 garage moved backwards to provide 5.6m driveway. Plots 114 and 115 garages moved toward boundary to create move space on driveways.	<b>M01</b>	98
09/9/00285/MOD	Laying out of access roads and erection of 1284 dwellingsNON MATERIAL AMENDMENT: Introduction of separations within terrace units.	<b>M01</b>	98
12/9/00222/MOD	Laying out of access roads and erection of 1284 dwellingsNON MATERIAL AMENDMENT to 22/113/05/RM: Redesign of first floor layout of Plot 289 flat over garage to remove windows from rear elevation and insertion of roof lights	<b>M01</b>	98
09/9/00065/MOD	Laying out of access roads and erection of 1284 dwellingsNON MATERIAL AMENDMENT: Repositioning of plots A139/170 and 183 to become detached dwellings.	<b>M01</b>	98
10/9/00296/MOD	Laying out of access roads and erection of 1284 dwellingsNON-MATERIAL AMENDMENT: Redesign of first floor layout of flat over garage (Plot 271/FOG) to remove windows from rear elevation and insertion of roof lights	<b>M01</b>	98
12/9/00140/MOD	Laying out of access roads and erection of 1284 dwellingsNON MATERIAL AMENDMENT to: 22/113/05/RM: Plots 97 and 98 which have not been constructed in accordance with the approved drawings	<b>M01</b>	98

Outer South West

501 Sharp Lane A

10/9/00004/MOD	Laying out of access roads and erection of 1284 dwellingsNON MATERIAL AMENDMENT: Substitution of 1no. 2.5 storey detached dwelling house and 2no. 3 storey townhouse dwelling houses for equal number of similar dwelling houses	M01	98
11/9/00086/MOD	Laying out of access roads and erection of 1284 dwellingsNON-MATERIAL AMENDMENT TO 22/113/05/RM: Substitution of house type of 10no. detached dwellings	M01	98

Spatial relationships

UDP Designations			Core Strategy		
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				
N5 Open Space	0.00				
N6 Playing Pitch	0.00				
N8 Urban Green Corridor	0.00				
CC Shopping Quarter	0.00				
UDP City Centre	0.00				
S2S6 Town Centre	0.00				
Proposed Local Centre	0.00				
Overlaps N37 SLA	<input type="checkbox"/>				
Sch. Ancient Mon.	0.00				

Other Spatial Relationship

LCC ownership %	1.26
Nearest train station	Morley
Nearest train station distance (m)	3854.23
Nearest bus stop	12308
Nearest bus stop distance (m)	284.84
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 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  
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 West

502 Sharp Lane B

### Site Details

Easting	431033	Northing	427754	Site area ha	9.4	SP7	Main Urban Area Infill
HMCA	Inner Area, Outer South West				Ward	Middleton Park	

### Site Characteristics

Site type	Greenfield
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description

### Greenbelt Assessment - Not Required

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

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

#### 2. Prevent neighbouring towns from merging

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

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

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

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

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

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

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**Outer South West****502      Sharp Lane B****SHLAA conclusions****Availability:** Short (=<5 yrs)**Suitability:** Suitable**Achievability:** Short (=<5yrs)**Summary of infrastructure provider comments****Highways Agency**

Impact		Network Status	

**Network Rail**

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**Yorkshire Water**

Treatment Works	

**Environment Agency**

Constraints	

**LCC**

Ecology support	

**Ecology boundary**

--

**Education comments**

--

**Flood Risk**

--

**Utilities**

Gas	

**Electric**

--

**Fire and Rescue**

--

**Telecoms**

--

**Other**

English Heritage	

**Natural England**

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

App Number	Proposal	Decision	% of site
09/9/00285/MOD	Laying out of access roads and erection of 1284 dwellingsNON MATERIAL AMENDMENT: Introduction of separations within terrace units.	<b>M01</b>	99

## Outer South West

### 502 Sharp Lane B

09/9/00103/MOD	Outline application to layout residential developmentNON MATERIAL AMENDMENT: Reviewed garage locations and boundary treatment	<b>M04</b>	100
12/9/00140/MOD	Laying out of access roads and erection of 1284 dwellingsNON MATERIAL AMENDMENT to: 22/113/05/RM: Plots 97 and 98 which have not been constructed in accordance with the approved drawings	<b>M01</b>	99
11/9/00086/MOD	Laying out of access roads and erection of 1284 dwellingsNON-MATERIAL AMENDMENT TO 22/113/05/RM: Substitution of house type of 10no. detached dwellings	<b>M01</b>	99
10/9/00296/MOD	Laying out of access roads and erection of 1284 dwellingsNON-MATERIAL AMENDMENT: Redesign of first floor layout of flat over garage (Plot 271/FOG) to remove windows from rear elevation and insertion of roof lights	<b>M01</b>	99
12/9/00222/MOD	Laying out of access roads and erection of 1284 dwellingsNON MATERIAL AMENDMENT to 22/113/05/RM: Redesign of first floor layout of Plot 289 flat over garage to remove windows from rear elevation and insertion of roof lights	<b>M01</b>	99
10/9/00004/MOD	Laying out of access roads and erection of 1284 dwellingsNON MATERIAL AMENDMENT: Substitution of 1no. 2.5 storey detached dwelling house and 2no. 3 storey townhouse dwelling houses for equal number of similar dwelling houses	<b>M01</b>	99
10/9/00233/MOD	Laying out of access roads and erection of 1284 dwellingsNON-MATERIAL AMENDMENT: Introduction of separations within terrace units	<b>M01</b>	99
11/9/00140/MOD	Laying out of access roads and erection of 1284 dwellingsNON MATERIAL AMENDMENT TO 22/113/05/RM : Introduction of separations to terrace units including the substitution of townhouse dwellings with equal number of similar types - plot no's 35-38, 24-25, 219-225, 228-233, replacing square bay on the apartment block plots 144, 148, 152 & 156 with a turret	<b>M01</b>	99
10/9/00178/MOD	Laying out of access roads and erection of 1284 dwellingsNON-MATERIAL AMENDMENT: Detach house in plot 60 from house in plot 59; amend roof style to houses in plots 58, 60, 61	<b>M01</b>	99
09/9/00065/MOD	Laying out of access roads and erection of 1284 dwellingsNON MATERIAL AMENDMENT: Repositioning of plots A139/170 and 183 to become detached dwellings.	<b>M01</b>	99
10/9/00084/MOD	Laying out of access roads and erection of 1284 dwellingsNON MATERIAL AMENDMENT: To detach plot B280 from plots B279 and B281, Detach plot B308 from plot B309, move plot B290 closer to plot B291 and detach plot B78 from plot B77.	<b>M01</b>	99
12/9/00142/MOD	Laying out of access roads and erection of 1284 dwellingsNON MATERIAL AMENDMENT to 22/113/05/RM: Re-configuration of apartments F188-199 including alteration to boundary treatment to front of plots F200-F202 and plot F208 from 1100mm high metal railings to 1800mm high timber screen fence	<b>M01</b>	99
12/9/00013/MOD	Laying out of access roads and erection of 1284 dwellingsNON MATERIAL AMENDMENT to 22/113/05/RM: Housetype substitution to plots 78, 79, 90 & 91	<b>M01</b>	99

502 Sharp Lane B

10/9/00058/MOD	Laying out of access roads and erection of 1284 dwellingsNON MATERIAL AMENDMENT: Plots 49 and 50 have been flipped to show symmetry on street scene, plots 63 and 64 gardens have been increased, plots 68 garage moved backwards to provide 5.6m driveway. Plots 114 and 115 garages moved toward boundary to create move space on driveways.	M01	99
12/9/00214/MOD	Laying out of access roads and erection of 1284 dwellingsNON MATERIAL AMENDMENT to 22/113/05/RM: Separation of terrace block to form pair of semi detached dwellings	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	2.64	
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	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.32
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Nearest train station	Morley
Nearest train station distance (m)	4083.84
Nearest bus stop	6450
Nearest bus stop distance (m)	334.14

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input 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  
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 West

503 Sharp Lane C

### Site Details

Easting	431140	Northing	427651	Site area ha	2	SP7	Main Urban Area Infill
HMCA	Inner Area, Outer South West				Ward	Middleton Park	

### Site Characteristics

Site type	Greenfield
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description

### Greenbelt Assessment - Not Required

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

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

#### 2. Prevent neighbouring towns from merging

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

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

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

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

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

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

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## Outer South West

503 Sharp Lane C

### SHLAA conclusions

**Availability:** Short (=<5 yrs)

**Suitability:** Suitable

**Achievability:** Short (=<5yrs)

### Summary of infrastructure provider comments

#### Highways Agency

Impact		Network Status	

#### Network Rail

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#### Yorkshire Water

Treatment Works	

#### Environment Agency

Constraints	

#### LCC

Ecology support	

#### Ecology boundary

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#### Education comments

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#### Flood Risk

--

#### Utilities

Gas	

#### Electric

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#### Fire and Rescue

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#### Telecoms

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#### Other

English Heritage	

#### Natural England

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

App Number	Proposal	Decision	% of site
10/9/00004/MOD	Laying out of access roads and erection of 1284 dwellingsNON MATERIAL AMENDMENT: Substitution of 1no. 2.5 storey detached dwelling house and 2no. 3 storey	M01	100

## Outer South West

### 503 Sharp Lane C

	townhouse dwelling houses for equal number of similar dwelling houses		
09/9/00103/MOD	Outline application to layout residential developmentNON MATERIAL AMENDMENT: Reviewed garage locations and boundary treatment	<b>M04</b>	100
12/9/00140/MOD	Laying out of access roads and erection of 1284 dwellingsNON MATERIAL AMENDMENT to: 22/113/05/RM: Plots 97 and 98 which have not been constructed in accordance with the approved drawings	<b>M01</b>	100
11/9/00086/MOD	Laying out of access roads and erection of 1284 dwellingsNON-MATERIAL AMENDMENT TO 22/113/05/RM: Substitution of house type of 10no. detached dwellings	<b>M01</b>	100
10/9/00296/MOD	Laying out of access roads and erection of 1284 dwellingsNON-MATERIAL AMENDMENT: Redesign of first floor layout of flat over garage (Plot 271/FOG) to remove windows from rear elevation and insertion of roof lights	<b>M01</b>	100
09/9/00065/MOD	Laying out of access roads and erection of 1284 dwellingsNON MATERIAL AMENDMENT: Repositioning of plots A139/170 and 183 to become detached dwellings.	<b>M01</b>	100
11/9/00140/MOD	Laying out of access roads and erection of 1284 dwellingsNON MATERIAL AMENDMENT TO 22/113/05/RM : Introduction of separations to terrace units including the substitution of townhouse dwellings with equal number of similar types - plot no's 35-38, 24-25, 219-225, 228-233, replacing square bay on the apartment block plots 144, 148, 152 & 156 with a turret	<b>M01</b>	100
12/9/00214/MOD	Laying out of access roads and erection of 1284 dwellingsNON MATERIAL AMENDMENT to 22/113/05/RM: Separation of terrace block to form pair of semi detached dwellings	<b>M01</b>	100
10/9/00233/MOD	Laying out of access roads and erection of 1284 dwellingsNON-MATERIAL AMENDMENT: Introduction of separations within terrace units	<b>M01</b>	100
10/9/00178/MOD	Laying out of access roads and erection of 1284 dwellingsNON-MATERIAL AMENDMENT: Detach house in plot 60 from house in plot 59; amend roof style to houses in plots 58, 60, 61	<b>M01</b>	100
10/9/00084/MOD	Laying out of access roads and erection of 1284 dwellingsNON MATERIAL AMENDMENT: To detach plot B280 from plots B279 and B281, Detach plot B308 from plot B309, move plot B290 closer to plot B291 and detach plot B78 from plot B77.	<b>M01</b>	100
12/9/00142/MOD	Laying out of access roads and erection of 1284 dwellingsNON MATERIAL AMENDMENT to 22/113/05/RM: Re-configuration of apartments F188-199 including alteration to boundary treatment to front of plots F200-F202 and plot F208 from 1100mm high metal railings to 1800mm high timber screen fence	<b>M01</b>	100
10/9/00058/MOD	Laying out of access roads and erection of 1284 dwellingsNON MATERIAL AMENDMENT: Plots 49 and 50 have been flipped to show symmetry on street scene, plots 63 and 64 gardens have been increased, plots 68 garage moved backwards to provide 5.6m driveway. Plots 114 and 115 garages moved toward boundary to create move space on driveways.	<b>M01</b>	100
09/9/00285/MOD	Laying out of access roads and erection of 1284 dwellingsNON MATERIAL AMENDMENT: Introduction of separations within terrace units.	<b>M01</b>	100

Outer South West

503      Sharp Lane C

12/9/00013/MOD	Laying out of access roads and erection of 1284 dwellings NON MATERIAL AMENDMENT to 22/113/05/RM: Housetype substitution to plots 78, 79, 90 & 91	M01	100
12/9/00222/MOD	Laying out of access roads and erection of 1284 dwellings NON MATERIAL AMENDMENT to 22/113/05/RM: Redesign of first floor layout of Plot 289 flat over garage to remove windows from rear elevation and insertion of roof lights	M01	100

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.59
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Nearest train station	Morley
Nearest train station distance (m)	4200.41
Nearest bus stop	6450
Nearest bus stop distance (m)	455.78

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

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

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

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 West

509 Lingwell Road, Middleton LS10

### Site Details

Easting	430298	Northing	427873	Site area ha	4.3	SP7	Main Urban Area Infill
HMCA	Outer South West				Ward	Middleton Park	

### Site Characteristics

Site type	Brownfield
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description

### Greenbelt Assessment - Not Required

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

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

#### 2. Prevent neighbouring towns from merging

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

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

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

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

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

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

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SHLAA conclusions

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

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	
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Network Rail

Yorkshire Water

Treatment Works	
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Environment Agency

Constraints	
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LCC

Ecology support	
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Ecology boundary

Education comments

Flood Risk

Utilities

Gas	
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Electric

Fire and Rescue

Telecoms

Other

English Heritage	
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Natural England

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

App Number	Proposal	Decision	% of site
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Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	18.90	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	40.17
Nearest train station	Morley
Nearest train station distance (m)	3341.06
Nearest bus stop	5244
Nearest bus stop distance (m)	117.75

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

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

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation  
Identified housing site

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

## Outer South West

516 Lingwell Gate Lane, Thorpe

### Site Details

Easting	431702	Northing	426570	Site area ha	2.4	SP7	Other Rural Infill
HMCA	Outer South West				Ward	Ardsley and Robin Hood	

### Site Characteristics

Site type	Brownfield
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description

### Greenbelt Assessment - Not Required

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

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

#### 2. Prevent neighbouring towns from merging

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

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

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

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

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

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

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SHLAA conclusions

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

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	
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Network Rail

Yorkshire Water

Treatment Works	
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Environment Agency

Constraints	
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LCC

Ecology support	
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Ecology boundary

Education comments

Flood Risk

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

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

App Number	Proposal	Decision	% of site
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Spatial relationships

UDP Designations

N32 Greenbelt	0.12	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Morley
Nearest train station distance (m)	4980.31
Nearest bus stop	7675
Nearest bus stop distance (m)	73.54

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

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

525 Haigh Moor Road / Westerton Road

### Site Details

Easting	427992	Northing	425265	Site area ha	4.1	SP7	Smaller Settlement Infill
HMCA	Outer South West				Ward	Morley South	

### Site Characteristics

Site type	Greenfield
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description

### Greenbelt Assessment - Not Required

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

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

#### 2. Prevent neighbouring towns from merging

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

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

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

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

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

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

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SHLAA conclusions

Availability: Short (=<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 %	0.00
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Nearest train station	Morley
Nearest train station distance (m)	3021.24
Nearest bus stop	4894
Nearest bus stop distance (m)	141.03

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

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

Conclusions

Issues and Options Summary

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

Site Details

Easting	429997	Northing	425222	Site area ha	2.5	SP7	Smaller Settlement Infill
HMCA	Outer South West				Ward	Ardsley and Robin Hood	

Site Characteristics

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

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

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

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

SHLAA conclusions

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

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

--

Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Ecology boundary

--

Education comments

--

Flood Risk

--

Utilities

Gas	

Electric

--

Fire and Rescue

--

Telecoms

--

Other

English Heritage	

Natural England

--

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

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

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 checked="" type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Morley
Nearest train station distance (m)	4185.44
Nearest bus stop	3081
Nearest bus stop distance (m)	106.59

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

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

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Anti-development  
- Cherry Tree Walk is already used as a shortcut in both directions building more houses in these areas will only increase the amount of traffic adding to these issues  
- There is a large development of Police buildings under construction at Carr Gate JN41 which will also increase the traffic flow

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 West

533 Whitehall Road, Drighlington

### Site Details

Easting	422658	Northing	429102	Site area ha	1.3	SP7	Smaller Settlement Infill
HMCA	Outer South West				Ward	Morley North	

### Site Characteristics

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

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description

### Greenbelt Assessment - Not Required

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

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

#### 2. Prevent neighbouring towns from merging

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

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

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

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

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

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

--

SHLAA conclusions

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

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Meets PT, employment and health, no education

Rank (1-5)

3

Access comments

Local network comments

Mitigation measures

Total score

Highways site support

Contingent on other sites

Contingent on other sites

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



## Outer South West

### 533 Whitehall Road, Drighlington

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
09/00746/OT	Outline application to layout access road and erect residential development	<b>R</b>	81
12/00324/RM	29 houses to vacant site	<b>A</b>	81
12/02994/COND	Consent, agreement or approval required by condition 1 of Planning Application 12/00324/RM	<b>R</b>	81
10/02675/OT	Outline application to layout access road and erect residential development	<b>R</b>	81
13/9/00005/MOD	29 houses to vacant site NON MATERIAL AMENDMENT to 12/00324/RM: Increase in footprint of garage to Plot 29 to enable temporary sales centre to be utilized	<b>W</b>	81
12/02992/COND	Consent, agreement or approval required by conditions 1, 5, 6, 7, 9, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21 and 24 of Planning Application 10/02675/OT	<b>A</b>	81
13/00612/COND	Consent, agreement or approval required by condition 14 of Planning Application 10/02675/OT	<b>R</b>	81

#### 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
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Nearest train station	Morley
Nearest train station distance (m)	4420.50
Nearest bus stop	4214
Nearest bus stop distance (m)	85.63

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

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

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation  
Identified housing site

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

## Outer South West

536 Woolin Crescent, West Ardsley

### Site Details

Easting	428390	Northing	424843	Site area ha	1.1	SP7	Smaller Settlement Infill
HMCA	Outer South West				Ward	Ardsley and Robin Hood	

### Site Characteristics

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

On-site land uses

Agriculture

Dwellings

Neighbouring land uses

Dwellings

Agriculture

Other land uses - None

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

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	

## Outer South West

536 Woolin Crescent, West Ardsley

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

The site has access to 2-3 buses per hour, and lies within the accessibility zone for primary & secondary education, and primary health

Rank (1-5)

4

##### Access comments

Access achievable from Haigh Moor Road

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

#### Network Rail

#### Yorkshire Water

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

#### Environment Agency

##### Constraints

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

Outer South West

536 Woolin Crescent, West Ardsley

LCC

Ecology support

Supported

Supported

Ecology boundary

Education comments

3078A+1072+3373A and C+1336+3456A+536+1143B, D and F+2155+1274+1032+1067B+1069+2128 +1258+3365 = 2685 houses generates 671 primary and 268.5 secondary children. 1x2FE and 1xFE primary school required.

Flood Risk

Flood Zone 1. There are foul and surface water public sewers within the site.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

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

Spatial relationships

UDP Designations

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

Core Strategy

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

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Morley
Nearest train station distance (m)	3561.00
Nearest bus stop	11844
Nearest bus stop distance (m)	96.66

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 within existing settlement. Site has previously benefitted from permission for residential development however this has since expired. (Overlaps with site 3373). Residential development therefore acceptable in principle.

### Site affects others?

### Sustainability summary

Significant negative - greenfield site. Minor positive - access to schools and health, greenhouse emissions, flood risk, transport network and accessibility.

### Summary of reps

#### Pro-development

- We note that the site known as Nook Farm (536) is an existing UDPR commitment and has no policy designation that has or would suggest anything other than its suitability for residential development.
- That site also has (contrary to the suggestion in the Issues and Options document) an extant planning permission.
- We note that the areas identified as "Green" in the Issues and Options document in this Outer South West area are insufficient by some margin (1,432) to meet the Core Strategy suggested proportion of housing for the area, even taking into account (and not questioning) the amount of development to come forward from permissions and existing allocations. There should be no doubt that all "Green" sites should therefore go forward for allocation.

#### Anti-development

- Can only offer access onto Haigh Moor Road. Already over busy with existing housing / traffic
- I am worried this area is going to become an urban sprawl, with no parkland (albeit we have the reservoir) designated anywhere. Small thin strips of land between developments are not my idea of recreational areas - if you develop this area, then I believe you should be looking at putting in areas similar to Middleton or Roundhay park.

#### Statutory

##### Combined Authority (Metro)

Green Sites outside the Core Public Transport Network 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. These include SHLAA ref: 2062, 1032, 1046, 1017 & 1055. Sites which fall marginally outside the 400m catchments and have high bus frequencies or are small sites low capacity are less of concern but are flagged up nonetheless.

The table also includes accessibility assessments results to access other services and facilities within acceptable journey times on public transport.

Distance to Core Network (centre of site): 1099

Buses per hour: 4

Access to primary schools: Yes

Access to secondary schools: Yes

Access to primary health: 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



Site Details

Easting	429696	Northing	425555	Site area ha	0.4	SP7	Smaller Settlement Infill
HMCA	Outer South West				Ward	Ardsley and Robin Hood	

Site Characteristics

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

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

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

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

SHLAA conclusions

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

Summary of infrastructure provider comments

Highways Agency	
Impact	Network Status

Network Rail

Yorkshire Water
Treatment Works

Environment Agency
Constraints

LCC
Ecology support

Ecology boundary

Education comments

Flood Risk

Utilities
Gas

Electric

Fire and Rescue

Telecoms

Other
English Heritage

Natural England

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

App Number	Proposal	Decision	% of site
13/03996/DEM	Demolition of former health centre	A	100

Outer South West

544Bradford Road, East Ardsley

10/02418/FU	9 three bedroom and 1 four bedroom houses each with garage		98
10/03061/FU	9 three bedroom and 1 four bedroom houses, each with garage	W	98
13/04119/FU	Laying out of access road and erect 12 houses	A	100
10/04465/FU	9 three bedroom and 1 four bedroom houses, each with garage	A	98

Spatial relationships

UDP Designations

N32 Greenbelt	5.39	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input checked="" type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.03
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Nearest train station	Morley
Nearest train station distance (m)	3737.37
Nearest bus stop	1751
Nearest bus stop distance (m)	62.12

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

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

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation  
Identified housing site

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

Site Details							
Easting	426799	Northing	427630	Site area ha	0.4	SP7	Major Settlement Infill
HMCA	Outer South West				Ward	Morley South	

Site Characteristics	
Site type	Brownfield
On-site land uses	
Agriculture	
Agriculture	

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

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

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

SHLAA conclusions

Availability: 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
10/02584/EXT	Extension of time period for planning application 07/03820/FU for change of use of existing mill into 33 flats	A	67

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Morley
Nearest train station distance (m)	504.85
Nearest bus stop	9462
Nearest bus stop distance (m)	88.85

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

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

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation  
Identified housing site

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



Outer South West

550 Rein Road (32-34), Morley

Site Details

Easting	426941	Northing	426424	Site area ha	0.4	SP7	Major Settlement Infill
HMCA	Outer South West				Ward	Morley South	

Site Characteristics

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

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

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

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

**Outer South West****550 Rein Road (32-34), Morley****SHLAA conclusions****Availability:** Short (=<5 yrs)**Suitability:** Suitable**Achievability:** Short (=<5yrs)**Summary of infrastructure provider comments****Highways Agency**

Impact		Network Status	

**Network Rail**

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**Yorkshire Water**

Treatment Works	

**Environment Agency**

Constraints	

**LCC**

Ecology support	

**Ecology boundary**

--

**Education comments**

--

**Flood Risk**

--

**Utilities**

Gas	

**Electric**

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**Fire and Rescue**

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**Telecoms**

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**Other**

English Heritage	

**Natural England**

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

App Number	Proposal	Decision	% of site
11/01838/COND	Consent, agreement or approval required by conditions 3, 4, 7, 8, 10, 11, 12 and 13 of Planning Application 11/01743/FU	<b>SPL</b>	86

Outer South West

550 Rein Road (32-34), Morley

09/03686/FU	New site access, soft and hard landscaping including boundary treatments to front gardens and new vehicular access to approved residential development	A	85
10/9/00174/MOD	Laying out of access road and erection of 11 houses, with car parking, garages and landscapingNON-MATERIAL AMENDMENT: Removal of chamfer to layout of approved Mews Court	M01	85
11/01743/FU	Variation of condition 2 (Changes to approved house types) of application number 08/06983/FU	A	86

Spatial relationships

UDP Designations			Core Strategy		
N32 Greenbelt	0.00	% overlap	Main Urban Area	0.00	% overlap
N34 PAS	0.00		Major Settlement	1.00	
RL1 Rural Land	0.00		Minor Settlement	0.00	
N1 Greenspace	0.00		Overlaps Urban Extension	<input checked="" type="checkbox"/>	
N1A Allotments	0.00				
N5 Open Space	0.00				
N6 Playing Pitch	0.00				
N8 Urban Green Corridor	0.00				
CC Shopping Quarter	0.00				
UDP City Centre	0.00				
S2S6 Town Centre	0.00				
Proposed Local Centre	0.00				
Overlaps N37 SLA	<input type="checkbox"/>				
Sch. Ancient Mon.	0.00				
			Regeneration Areas		
			Inner South RA	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	Morley
Nearest train station distance (m)	1682.42
Nearest bus stop	7151
Nearest bus stop distance (m)	63.57
Agricultural classification	Non-agricultural
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

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation  
Not proposed as housing allocation

DPP Allocation Conclusion  
minerals safeguard site

Site Details

Easting	427546	Northing	424872	Site area ha	0.6	SP7	Smaller Settlement Extension
HMCA	Outer South West				Ward	Morley South	

Site Characteristics

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

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

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

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

Summary of infrastructure provider comments

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

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
12/04275/CLE	Certificate of Existing Lawful use for residential development of 6 houses in accordance with permission 06/04729/RM	A	98

Spatial relationships

UDP Designations

N32 Greenbelt	99.99	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Morley
Nearest train station distance (m)	3285.93
Nearest bus stop	13897
Nearest bus stop distance (m)	164.90

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

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

Conclusions

Issues and Options Summary

06/04729/RM - work commenced on permitted 6 properties

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



Site Details

Easting	425885	Northing	427385	Site area ha	0.8	SP7	Major Settlement Infill
HMCA	Outer South West				Ward	Morley South	

Site Characteristics

Site type	Brownfield
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

SHLAA conclusions

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

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

--

Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Ecology boundary

--

Education comments

--

Flood Risk

--

Utilities

Gas	

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage	

Natural England

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

App Number	Proposal	Decision	% of site
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Spatial relationships

UDP Designations

N32 Greenbelt	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 %	0.01
Nearest train station	Morley
Nearest train station distance (m)	1298.24
Nearest bus stop	7082
Nearest bus stop distance (m)	118.50
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

Built

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 West

559 Chartist's Way, Morley

### Site Details

Easting	426311	Northing	427386	Site area ha	0.9	SP7	Major Settlement Infill
HMCA	Outer South West				Ward	Morley South	

### Site Characteristics

Site type	Brownfield
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description

### Greenbelt Assessment - Not Required

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

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

#### 2. Prevent neighbouring towns from merging

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

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

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

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

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

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

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**Outer South West****559**      **Chartists Way, Morley****SHLAA conclusions****Availability:** Short (early)**Suitability:** Suitable**Achievability:** Short (=<5yrs)**Summary of infrastructure provider comments****Highways Agency**

Impact		Network Status	

**Network Rail**

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**Yorkshire Water**

Treatment Works	

**Environment Agency**

Constraints	

**LCC**

Ecology support	

**Ecology boundary**

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**Education comments**

--

**Flood Risk**

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**Utilities**

Gas	

**Electric**

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**Fire and Rescue**

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**Telecoms**

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**Other**

English Heritage	

**Natural England**

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

App Number	Proposal	Decision	% of site
14/03154/COND	Consent, agreement or approval required by condition 3 of Planning Application 12/05117/EXT	A	100

Outer South West

559      Chartist's Way, Morley

14/01582/S106	Viability of affordable housing relating to 06/01206/FU - Laying out of access road and erection of 29 houses and 22 flats	A	100
13/02547/S106	Viability of affordable housing relating to 06/01206/FU - Laying out of access road and erection of 29 houses and 22 flats	W	100
12/04627/COND	Consent, agreement or approval required by condition 15 of Planning Application 06/01206/FU	R	100
12/05117/EXT	Extension of time period for conservation area application 10/00342/CA to demolish derelict mill building	A	100
13/03535/S106	Viability of affordable housing relating to 06/01206/FU - Laying out of access road and erection of 29 houses and 22 flats	R	100
10/00342/CA	Conservation area application to demolish derelict mill building	A	100
12/02767/FU	Erection of 42 houses, laying out of access road, associated landscaping and demolition of existing mill building	W	100

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Morley
Nearest train station distance (m)	972.37
Nearest bus stop	3600
Nearest bus stop distance (m)	71.04
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 checked="" type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>



Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation  
Identified housing site

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

Site Details

Easting	430793	Northing	425608	Site area ha	1	SP7	Smaller Settlement Infill
HMCA	Outer South West				Ward	Ardsley and Robin Hood	

Site Characteristics

Site type	Brownfield
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On-site land uses
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Vacant land
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Neighbouring land uses
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Dwellings
-----------

Vacant land
-------------

Other land uses - None

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

Description
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brownfield, cleared housing site.
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

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## Outer South West

562 Fall Lane - East Ardsley PS

### SHLAA conclusions

Availability: Short (early)

Suitability: Suitable

Achievability: Short (=<5yrs)

### Summary of infrastructure provider comments

#### LCC Highways Comments

Public transport accessibility comments

100% 2buses per hour, 100% primary, does not meet other standards

Rank (1-5)

2

Access comments

Adequate highway frontage for access

4

Local network comments

scale of development should not cause an issue

5

Mitigation measures

Total score

11

Highways site support

yes

Contingent on other sites

Contingent on other sites

#### Highways Agency

Impact	No material impact	Network Status	No objection
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n/a

#### Network Rail

#### Yorkshire Water

Treatment Works

#### Environment Agency

Constraints

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

#### LCC

Ecology support	Supported
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Supported

Ecology boundary

Education comments

Outer South West

562 Fall Lane - East Ardsley PS

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
12/00048/FU	New access roads and 38 houses		98
12/02720/FU	35 houses with new access roads	A	98

Spatial relationships

UDP Designations

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

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	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 %	0.14
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Nearest train station	Morley
Nearest train station distance (m)	4571.65
Nearest bus stop	5697
Nearest bus stop distance (m)	33.37

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

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

## Conclusions

### Issues and Options Summary

This is a brownfield site set within the existing settlement. Residential development acceptable in principle.

### Site affects others?

### Sustainability summary

Minor negative - access to health and leisure, greenhouse emissions, transport network and accessibility. Significant positive - derelict brownfield site and flood risk. Minor positive - access to greenspace and local distinctiveness.

### Summary of reps

#### Anti-development

- My main concern is the impact on the A650. The road is already heavily congested not only at peak times but most of the day. Parking on both sides of the road from Woodhouse Lane to the traffic lights near Tesco is already leading to major traffic build ups. Side roads are becoming dangerous with overspill parking and sometimes customers for Room 97, the hairdressers, park on the pelican zig zag lines. The lorry ban through the centre of East Ardsley is flouted many times daily. It is used by HGVs and many local horse riders. It is a main route for emergency vehicles, especially the police with the new HQ so close to us. The travelling community like to use it for trotting. It is already dangerously oversubscribed

- Brownfield sites should be used first such as the old clinic behind East Ardsley library and the special school site on Westerton Road, then small sites containing 20 to 50 houses which will be integrated easier into the community

- Looking at the overall picture of Morley there are areas which do not seem to suffer from urban sprawl eg. Gildersome.

#### Pro-development

- has had previous planning permission

#### Statutory

Combined Authority (Metro)

Green Sites outside the Core Public Transport Network

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. These include SHLAA ref: 2062, 1032, 1046, 1017 & 1055.

Sites which fall marginally outside the 400m catchments and have high bus frequencies or are small sites low capacity are less of concern but are flagged up nonetheless.

The table also includes accessibility assessments results to access other services and facilities within acceptable journey times on public transport.

Distance to Core Network (centre of site): 1676; Buses per hour: 19; 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

This is a brownfield site set within the existing settlement. Residential development acceptable in principle.

Outer South West

563 Albert Road, Morley

Site Details

Easting	426988	Northing	428073	Site area ha	0.8	SP7	Major Settlement Infill
HMCA	Outer South West				Ward	Morley South	

Site Characteristics

Site type	Brownfield
On-site land uses	
Other	
Neighbouring land uses	
Restaurants and Cafes	
Other	
Dwellings	
Other land uses	
Building contractors	

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

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

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
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 West

563 Albert Road, Morley

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

SHLAA conclusions

Availability: Short (=≤5 yrs) Suitability: Suitable Achievability: Short (=≤5yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
Meets Core Strategy standards	5
Access comments	
Adequate frontage for access	4
Local network comments	
Scale of development should not cause an issue	4
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

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

Yorkshire Water

Treatment Works	

Environment Agency

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

LCC

Ecology support	Supported with mitigation
Supported with mitigation if the wildlife corridor function of the Albert Valley Road Local Nature Area is protected and enhanced i.e. provide a minimum 10 metre buffer along the northern boundary.	



Outer South West

563 Albert Road, Morley

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
10/03141/OT	Outline Application to layout access and erect residential development	A	98
09/03433/OT	Outline application to layout access and erect residential development	W	98

Spatial relationships

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

% overlap

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

% overlap

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

% overlap

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Morley
Nearest train station distance (m)	40.70
Nearest bus stop	1740
Nearest bus stop distance (m)	146.21

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 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

Site currently in employment use however could be brought forward for residential development. Development for residential could provide an opportunity for improved access to the train station to the north (current access is adjacent site to East).

Site affects others?

Sustainability summary

Minor negative - employment and economic growth and ecology mitigation. Significant positive - derelict brownfield site, greenhouse emissions, flood risk, transport network and accessibility. Minor positive - access to schools, health, leisure and greensp

Summary of reps

Pro-development  
- The Core Strategy sets out in Policy P11, the principle of bringing forward enabling development to support the refurbishment and repair of heritage assets. This land could be considered in this context given it's proximity to Stank Hall Barn. The loss of greenspace in this location could be compensated for through the investment into new 'greenspace' at Stank Hall Barn which could also help to enhance the setting of the heritage assets.  
- It is recognised that site 563 creates the impression of a green corridor which softens the impact of Dewsbury Road. Such a function could be retained as part of a development scheme through the provision of appropriate planting. Development of this site could also help to create housing fronting onto Dewsbury Road and secure the rear gardens of the existing properties on Parkwood Road and Parkwood Close.

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 West

608 Whitehall Road - Dunlop and Ranken LS12

### Site Details

Easting	426371	Northing	431426	Site area ha	7.1	SP7	Main Urban Area Infill
HMCA	Outer South West				Ward	Farnley and Wortley	

### 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 West

608 Whitehall Road - Dunlop and Ranken LS12

### 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

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#### Other

English Heritage	

#### Natural England

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

App Number	Proposal	Decision	% of site
10/03103/COND	Consent, agreement or approval required by conditions 3, 4, 5, 9, 10, 11, 12, 13, 14, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 28 and 30 of Planning Application 24/401/03/FU	<b>SPL</b>	100

10/01702/COND	Consent, agreement or approval required by condition 3 of Planning Application 24/401/03/FU	A	100
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Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Cottingley
Nearest train station distance (m)	1692.47
Nearest bus stop	2617
Nearest bus stop distance (m)	283.04

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input 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

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

Site Details

Easting	427058	Northing	431284	Site area ha	5.3	SP7	Main Urban Area Infill
HMCA	Outer South West				Ward	Farnley and Wortley	

Site Characteristics

Site type	Mix 70:30
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On-site land uses
-------------------

Vacant land
-------------

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

Office
--------

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

Other land uses - None

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

Description
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/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 West

637 Royds Lane, Wortley, LS12

### SHLAA conclusions

**Availability:** Short (early)

**Suitability:** Suitable

**Achievability:** Longterm (11+yrs)

### Summary of infrastructure provider comments

#### LCC Highways Comments

##### Public transport accessibility comments

20% of the site has access to 4 buses per hour. 70% of the site are lies within the accessibility zone for primary education but none for secondary education. All of the site lies within the accessibility zone for primary health.

Rank (1-5)

3

##### Access comments

Access achievable via Royds Lane

4

##### Local network comments

Congestion on Ring Road

3

##### Mitigation measures

Signalisation of A58/ A6120 roundabout may be required, local pedestrian improvements

Total score

10

##### Highways site support

Yes with mitigation

##### Contingent on other sites

##### Contingent on other sites

#### Highways Agency

Impact	No material impact	Network Status	No objection
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n/a

#### Network Rail

#### Yorkshire Water

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

#### Environment Agency

##### Constraints

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

#### LCC

Ecology support	Not supported
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Not supported (RED). No site-specific designations but areas of semi-mature woodland, UK Biodiversity Action Plan Priority Habitat, within the site. All the area to the north east including the disused railway are currently valuable and supply a wildlife corridor function alongside Gelderd Road, as does the disused railway running along the south and south-east. Possible that the Red parts of this site would meet Local Wildlife Site (Site of

Outer South West

637 Royds Lane, Wortley, LS12

Ecological and Geological Importance (SEGI) criteria.

Ecology boundary

Supported with mitigation if Red hatched areas are excluded and boundary substantially amended as per drawing RM/637. Mitigation will still be required to ensure impacts on adjacent woodland/scrub/grassland habitat are addressed. Parts of the site are potential Local Wildlife Site - need to be assessed.

Education comments

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

Flood Risk

Flood Zone 1. There is a public sewer running across the site.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Housing allocations 637, 137A, 2036, 2098B include areas of deciduous woodland BAP habitat

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

App Number	Proposal	Decision	% of site
09/05553/OT	Outline application to erect residential development	A	99
14/00521/RM	Reserved Matters application for 154 dwellings	A	99

Spatial relationships

UDP Designations

N32 Greenbelt	0.78	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban 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	99.22	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Cottingley
Nearest train station distance (m)	1256.58
Nearest bus stop	8064
Nearest bus stop distance (m)	311.04

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input 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 checked="" type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input checked="" type="checkbox"/>

**Conclusions**

## Issues and Options Summary

Planning permission for residential development recently approved, application no. 09/05553/OT. Site will become 'lime green' when plan is updated.

## Site affects others?

## Sustainability summary

Significant negative - ecology objection. Minor negative - employment, economic growth, part greenfield/brownfield site and waste. Minor positive - access to health and flood risk.

## Summary of reps

## Statutory

Combined Authority (Metro)

Green Sites outside the Core Public Transport Network

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. These include SHLAA ref: 2062, 1032, 1046, 1017 & 1055.

Sites which fall marginally outside the 400m catchments and have high bus frequencies or are small sites low capacity are less of concern but are flagged up nonetheless.

The table also includes accessibility assessments results to access other services and facilities within acceptable journey times on public transport.

Distance to Core Network (centre of site): 510; Buses per hour: 8; Access to primary schools: Yes; Access to secondary schools: Yes; Access to primary health: 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 West

1018A Topcliffe Lane (land at), and Capitol Park (north of) LS27

Site Details

Easting	427503	Northing	427115	Site area ha	8.8	SP7	Major Settlement Extension
HMCA	Outer South West				Ward	Morley South	

Site Characteristics

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

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

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

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

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

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

Other land uses - None

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

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

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Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

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

2. Prevent neighbouring towns from merging

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

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

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	Yes
Does the site provide access to the countryside	Yes
Does the site include local/national nature conservation areas (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
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Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

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

1018A Topcliffe Lane (land at), and Capitol Park (north of) LS27

### SHLAA conclusions

**Availability:** Short ( $\leq 5$  yrs)

**Suitability:** LDF to determine

**Achievability:** Longterm (11+yrs)

### Summary of infrastructure provider comments

#### LCC Highways Comments

##### Public transport accessibility comments

15% of the site has access to 4 buses per hour. 20% of the site is within the accessibility zone for primary education, 15% to primary health and 30% to secondary education.

Rank (1-5)

3

##### Access comments

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

3

##### Local network comments

Likely to require off-site mitigation and cumulative impacts

4

##### Mitigation measures

Must have pedestrian connections to north and west of site

Total score

10

##### Highways site support

yes with mitigation

##### Contingent on other sites

could combine with 3120, 1285 1279 & 3069

##### Contingent on other sites

could combine with 3120, 1285 1279 & 3069

#### Highways Agency

Impact	Network Status
Likely to require significant physical mitigation	

#### Network Rail

#### Yorkshire Water

Treatment Works Knostrop

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

#### Environment Agency

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

#### LCC

Ecology support	Supported
Supported	

Outer South West

1018A Topcliffe Lane (land at), and Capitol Park (north of) LS27

Ecology boundary

Education comments

Flood Risk

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

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

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

App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations

N32 Greenbelt	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	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.00
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1018A      Topcliffe Lane (land at), and Capitol Park (north of) LS27

Nearest train station	Morley
Nearest train station distance (m)	1128.19
Nearest bus stop	7850
Nearest bus stop distance (m)	450.35

Agricultural classification	Grade 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. Steep sloping site down to beck which provides strong defensible boundary to existing residential area. Significant tree coverage on northern boundary, with well used public right of way bordering the site. Site has no road access.

### Site affects others?

Road access would have to come through site 1018b or adjacent residential estate (west)

### Sustainability summary

Significant negative - greenfield site. Minor negative - access to schools and health. Minor positive - access to greenspace and flood risk.

### Summary of reps

#### Anti-development

- Development of all of these sites which are close to the A650 would put a vast unexceptable amount of traffic on to a road which is already classed as being over loaded by the highway department and would create total gridlock
- Brownfield sites such as Tingley Mills, land at the bottom of High Street, Bridge Street, Fountain Street and the many brownfield sites in Leeds, just to name a few should be developed first.
- We note that Site 1018A has been assessed as not being suitable for allocation for housing, however at the outset we would confirm that this site is not being promoted for development, instead it is intended to retain and enhance this site as an area of open space to serve the existing residential properties to the west and the proposed residential properties on Site 1018B. This will also allow for the creation of a landscaped buffer to mitigate the impact from the future development of Site 1018B.

#### Pro-development

- We consider that Sites 1018A and 1018B would satisfy Spatial Policy 1 in that it benefits from two existing vehicular access points (via Topcliffe Lane to the east and west of the site). It will benefit from direct connections to Capitol Park business park and good connections to the existing residential area to the west and to Morley Town Centre further to the north west. Furthermore, there is significant potential for enhancement of existing footpaths and provision of new pedestrian links to the east, west and south. The masterplan being reviewed for this site also includes the potential for small scale supporting facilities e.g. local shops / services, however this also includes the potential for diversion of bus services through the site.

#### Statutory

##### Combined Authority (Metro)

##### Red Sites outside the Core Public Transport Network

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.

Distance to Core Network (centre of site): 706; Buses per hour: 4; Access to primary schools: No; Access to secondary schools: Yes; Access to primary health: Yes

### Comments on phasing

### DPP Allocation

Not proposed as housing allocation

### DPP Allocation Conclusion

Green Belt site. Steep sloping site down to beck which provides strong defensible boundary to existing residential area. Significant tree coverage on northern boundary, with well used public right of way bordering the site. Site has no road access.

Outer South West

1018B Topcliffe Lane (land at), and Capitol Park (north of) LS27

Site Details

Easting	427684	Northing	426923	Site area ha	26.8	SP7	Major Settlement Extension
HMCA	Outer South West				Ward	Morley South	

Site Characteristics

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

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

Agriculture
Manufacturing and Wholesale

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

Agriculture
Office
Dwellings

Other land uses - None

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

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

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 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	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 West

### 1018B Topcliffe Lane (land at), and Capitol Park (north of) LS27

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

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

#### SHLAA conclusions

**Availability:** Short ( $\leq 5$  yrs)

**Suitability:** LDF to determine

**Achievability:** Longterm (11+yrs)

#### Summary of infrastructure provider comments

##### LCC Highways Comments

###### Public transport accessibility comments

15% of the site has access to 4 buses per hour, 20% of the site area within the accessibility zone for primary education, 15% for primary health and 30% for secondary education

Rank (1-5)

3

###### Access comments

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

3

###### Local network comments

Likely to require off-site mitigation and cumulative impacts

4

###### Mitigation measures

Must have pedestrian connections to north and west of site

Total score

10

###### Highways site support

yes with mitigation

###### Contingent on other sites

could combine with 3120, 1285 1279 & 3069

###### Contingent on other sites

could combine with 3120, 1285 1279 & 3069

#### Highways Agency

##### Impact

##### Network Status

Likely to require significant physical mitigation

#### Network Rail

#### Yorkshire Water

##### Treatment Works

Knothrop

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

#### Environment Agency

##### Constraints

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

Outer South West

1018B Topcliffe Lane (land at), and Capitol Park (north of) LS27

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	99.62	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
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	Morley
Nearest train station distance (m)	1384.93
Nearest bus stop	8422
Nearest bus stop distance (m)	485.48

Agricultural classification	Grade 3
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input 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 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. Land on hill top overlooking neighbouring Topcliffe Farm, residential areas and Capitol Park. Site is separated by steep gully and beck (site A) from residential area, with much better connection to existing Capitol Park business park. Better suited to an employment use, if allocated at all.

### Site affects others?

May allow part of 1018a to be developed - road access

### Sustainability summary

Significant negative - community cohesion. Minor negative - employment and economic growth, access to schools and health, pollution and local distinctiveness (site out of scale with settlement)

### Summary of reps

#### Pro-development

- The site is bound by Capitol Park to the east and south and (alongside Site 1018A) existing residential development to the west and north west. The site is clearly connected to existing urban boundaries and therefore it cannot be concluded that the site is 'isolated'.
- The masterplan for the site is being reviewed and this includes the provision of direct vehicular / pedestrian connections to Capitol Park and to Morley. In view of its location and relationship to adjoining urban boundaries, we consider that the development would effectively 'round off' the settlement pattern
- It is accepted that the existing site provides access to the countryside (i.e. via existing footpath), however the proposed development will seek to maintain and enhance this.
- We consider that Sites 1018A and 1018B would satisfy Spatial Policy 1 in that it benefits from two existing vehicular access points (via Topcliffe Lane to the east and west of the site). It will benefit from direct connections to Capitol Park business park and good connections to the existing residential area to the west and to Morley Town Centre further to the north west. Furthermore, there is significant potential for enhancement of existing footpaths and provision of new pedestrian links to the east, west and south. The masterplan being reviewed for this site also includes the potential for small scale supporting facilities e.g. local shops / services, however this also includes the potential for diversion of bus services through the site.

#### Anti-development

- Development of all of these sites which are close to the A650 would put a vast unexceutable amount of traffic on to a road which is already classed as being over loaded by the highway department and would create total gridlock, the problems we have on the A650 are well documented.
- Brownfield sites such as Tingley Mills, land at the bottom of High Street, Bridge Street, Fountain Street and the many brownfield sites in Leeds, just to name a few should be developed first

#### Statutory

##### Combined Authority (Metro)

##### Red Sites outside the Core Public Transport Network

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. Sites outside the Core Public Transport Network

Distance to Core Network (centre of site): 503; 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

Green Belt site. Land on hill top overlooking neighbouring Topcliffe Farm, residential areas and Capitol Park. Site is separated by steep gully and beck (site A) from residential area, with much better connection to existing Capitol Park business park. Better suited to an employment use, if allocated at all.

Outer South West

1029 Long Thorpe Lane (land off), Thorpe, Wakefield WF3 3BZ

Site Details

Easting	431743	Northing	426422	Site area ha	0.6	SP7	Other Rural Extension
HMCA	Outer South West				Ward	Ardsley and Robin Hood	

Site Characteristics

Site type	Greenfield
On-site land uses	
Vacant land	
Neighbouring land uses	
Dwellings	
Transport tracks and ways	

Other land uses - None

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

Description	
Looks like a greenfield site, but could be that this is a brownfield site, that has been grassed over.	

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	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

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

## Outer South West

1029 Long Thorpe Lane (land off), Thorpe, Wakefield WF3 3BZ

### SHLAA conclusions

**Availability:** Short ( $\leq 5$  yrs)

**Suitability:** LDF to determine

**Achievability:** Longterm (11+yrs)

### Summary of infrastructure provider comments

#### LCC Highways Comments

##### Public transport accessibility comments

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

Rank (1-5)

3

##### Access comments

Access via Long Thorpe Road

5

##### Local network comments

Spare capacity but cumulative issues

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
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#### Network Rail

#### Yorkshire Water

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

#### Environment Agency

##### Constraints

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

#### LCC

Ecology support	Supported
-----------------	-----------

Supported



Outer South West

1029 Long Thorpe Lane (land off), Thorpe, Wakefield WF3 3BZ

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	Morley
Nearest train station distance (m)	5067.05
Nearest bus stop	8631
Nearest bus stop distance (m)	37.73

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. Unused area of land adjacent to M1 motorway. Land to north has recently been developed for residential. Development of the site would be a continuation of existing development. No constraints. The site is well contained with existing defensible boundaries.

### Site affects others?

No

### Sustainability summary

Significant negative - greenfield site. Minor negative - pollution. Minor positive - access to schools and health, flood risk and transport network.

### Summary of reps

#### Pro-development

- Any development here should contribute to expansion of Thorpe Primary School.
- the site is surrounded on all sides by physical barriers which would prevent extending the site any further as the site is bounded by main roads to the immediate north and west, existing housing to the east and the M1 to the south, at a lower level than the site

#### Anti-development

- there is insufficient road capacity in the area particularly the very busy single carriageway A650 from East Ardsley to Tingley. Even if there is no development of the above sites there is in the allocation plan over 1,200 additional new houses close to the A650 which will put additional strain on this busy road.

#### Statutory

##### Combined Authority (Metro)

##### Green Sites outside the Core Public Transport Network

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. These include SHLAA ref: 2062, 1032, 1046, 1017 & 1055.

Sites which fall marginally outside the 400m catchments and have high bus frequencies or are small sites low capacity are less of concern but are flagged up nonetheless.

The table also includes accessibility assessments results to access other services and facilities within acceptable journey times on public transport.

Distance to Core Network (centre of site): 957; Buses per hour: 12; 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. Unused area of land adjacent to M1 motorway. Land to north has recently been developed for residential. Development of the site would be a continuation of existing development. No constraints. The site is well contained with existing defensible boundaries.

## Outer South West

1032 Bradford Road (land off) , East Ardsley WF3

### Site Details

Easting	430019	Northing	425500	Site area ha	13.5	SP7	Smaller Settlement Extension
HMCA	Outer South West				Ward	Ardsley and Robin Hood	

### Site Characteristics

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

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Residential institution

Other land uses - None

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

Description

Greenfield site in agricultural use with residential properties to the south, western and eastern boundary.

### Greenbelt Assessment - Not Required

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

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

#### 2. Prevent neighbouring towns from merging

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

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

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

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

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

## Outer South West

1032 Bradford Road (land off) , East Ardsley WF3

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

Protected Area of Search (PAS)

### 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

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

Rank (1-5)

4

##### Access comments

Access achievable onto A650 - may require signalisation if combined with other sites

4

##### Local network comments

Potential cumulative impact with adjacent sites

4

##### Mitigation measures

To be assessed by way of TA

Total score

12

##### Highways site support

yes with mitigation

##### Contingent on other sites

##### Contingent on other sites

#### 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 Dewsbury Road cluster

#### Network Rail

#### Yorkshire Water

##### Treatment Works

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

#### Environment Agency

##### Constraints

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

Outer South West

1032      Bradford Road (land off) , East Ardsley WF3

LCC

Ecology support

Supported

Supported

Ecology boundary

Education comments

3078A+1072+3373A and C+1336+3456A+536+1143B, D and F+2155+1274+1032+1067B+1069+2128 +1258+3365 = 2685 houses generates 671 primary and 268.5 secondary children. 1x2FE and 1xFE primary school required.

Flood Risk

Flood Zone 1.

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

Spatial relationships

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

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

Other Spatial Relationship

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

Nearest train station	Morley
Nearest train station distance (m)	4015.22
Nearest bus stop	9823
Nearest bus stop distance (m)	225.21

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

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

## Conclusions

## Issues and Options Summary

The site is designated as Protected Area of Search (PAS) in the existing UDP, not within the Green Belt. There are no physical constraints with the site, it is flat with a road frontage.

## Site affects others?

## Sustainability summary

Significant negative - greenfield site. Minor positive - access to greenspace, greenhouse emissions, flood risk, transport network and accessibility.

## Summary of reps

pro  
agri land is 3b. Low grade  
con  
will end up being a town not a village.  
failure to co-ordinate with neighbouring authorities, relief from the built environment. With East Ardsley sited at the junction of two major motorways, M1 & M62, we feel we need some lungs, and green fields. This site is one of the last remaining green areas in our village. There are also public rights of way across these sites. need to also have more amenities, doctors, dentists, schools and a good public transport system. speed limit in area of 40mph is too high. A650 gets congested when accidents on M1/M62. Instead use 1260, 1067A, 1066 which will allow for less dense populated areas and make day to day living more pleasant, for people who live here and also for new residents to the area. If sites 1143B, 1143D, 1143F, 2155, 1274, 1032, and 2128 are built on East Ardsley West Ardsley and Tingley will just become one built up area hemmed in by the M62. Not all of these are greenbelt sites but if the development is allowed the basic principal of having greenbelt in this area will be completely wrecked! In the case of this site specifically, access via New Lane would be impractical and potentially illegal as there is a footpath between this site and New Lane which must not be crossed by a road. New Lane is not capable of supporting any increase in the volume of traffic. The road surface is in very poor condition with a number of recurring potholes requiring regular attention. New Lane is already significantly narrowed by multiple vehicles parked on the roadside, this is already a hazard, hindering access for the emergency services to properties and people at the far end of New Lane.

Building work on the railway sidings in East Ardsley is still underway with still many more houses there to come which are not selling very well and progress is slow. Why build more when sites are still on going and not finished. Also on these sites we were promised a doctors surgery, a public house, a day care nursery, shops but haven't been given any of these only houses where people have no facilities and have to travel by car making the village busier for everything they need, e.g. shops, school, doctors.

Timber Tops, a property that resides on Forsythia Avenue is a prime example of this. It is a brown field site prime for development but has sat derelict since we moved here 7 Years ago.

I would also like to know what you will be doing about the Falls Lane Bridge in East Ardsley which is dangerous.

Looking at the overall picture of Morley there are areas which do not seem to suffer from urban sprawl eg. Gildersome.

## Statutory

metro - Bradford Road (land off) , East Ardsley

1032 WF3 G 13.48, distance to core network 1278, no of buses an hour 4. accessible for primary school Yes accessible for secondary school Yes, accessible for health services Yes' 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. These include SHLAA ref: 2062, 1032, 1046, 1017 & 1055. Sites which fall marginally outside the 400m catchments and have high bus frequencies or are small sites low capacity are less of concern but are flagged up nonetheless. The table also includes accessibility assessments results to access other services and facilities within acceptable journey times on public transport.

## 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. East Ardsley 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 West

1038 Waterword Close (7a), Tingley WF3 1QL

### Site Details

Easting	428815	Northing	425287	Site area ha	0.6	SP7	Smaller Settlement Infill
HMCA	Outer South West				Ward	Ardsley and Robin Hood	

### Site Characteristics

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

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description

### 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 West

1038 Waterword Close (7a), Tingley WF3 1QL

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)  
2buses per hour, 100% primary, 100% health, 100% secondary 3

Access comments  
access achievable onto Westerton Road 5

Local network comments  
Potential cumulative impact with adjacent sites 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
n/a			

Network Rail

Yorkshire Water

Treatment Works

Environment Agency

Constraints

LCC

Ecology support Supported  
Supported

Ecology boundary

Education comments

Outer South West

1038 Waterword Close (7a), Tingley WF3 1QL

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
12/01686/RM	Reserved Matters application for 14 houses, laying out of access road and associated landscaping	W	100
10/04762/OT	Outline application for residential development	AP	100
12/02974/RM	Reserved Matters application for 12 houses, laying out of access road and associated landscaping	A	99
13/02313/COND	Consent, agreement or approval required by conditions 2 and 3 of Planning Application 12/02974/RM	A	99
11/04754/OT	Outline application for residential development	A	100
13/9/00033/MOD	Reserved Matters application for 12 houses, laying out of access road and associated landscaping NON MATERIAL AMENDMENT to 12/02974/RM: Plot 3- footprint of house to be moved 1.5 metres into the plot away from the road. Plot 2- footprint for house to be moved 1.0 metres into the plot away from the road	M01	99

Spatial relationships

UDP Designations

Core Strategy

1038 Waterword Close (7a), Tingley WF3 1QL

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 checked="" 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	Morley
Nearest train station distance (m)	3372.22
Nearest bus stop	9656
Nearest bus stop distance (m)	149.65

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 West

1043 Thorpe Lower Lane (Pylee House), Robin Hood WF3 3BQ

Site Details

Easting	432219	Northing	427351	Site area ha	1.9	SP7	Smaller Settlement Extension
HMCA	Outer South West				Ward	Ardsley and Robin Hood	

Site Characteristics

Site type	Greenfield
On-site land uses	Unmanaged Forest
Neighbouring land uses	
Dwellings	
Agriculture	
Transport tracks and ways	

Other land uses - None

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

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

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

1043 Thorpe Lower Lane (Pylee House), Robin Hood WF3 3BQ

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

Site is well contained between the settlement and the motorway. Not considered to have significant impact on the green belt.

### SHLAA conclusions

Availability: Unknown

Suitability: Unsuitable

Achievability: Uncertain

### Summary of infrastructure provider comments

#### LCC Highways Comments

##### Public transport accessibility comments

Good accessibility

Rank (1-5)

5

##### Access comments

Access via existing private access road from Thorpe Lower Lane would need widening but visibility looks ok

4

##### Local network comments

Spare capacity

5

##### Mitigation measures

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

Total score

14

##### Highways site support

yes with mitigation

##### Contingent on other sites

##### Contingent on other sites

#### Highways Agency

Impact No material impact Network Status No objection

#### Network Rail

#### Yorkshire Water

Treatment Works Lemonroyd

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

#### Environment Agency

##### Constraints

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

Outer South West

1043 Thorpe Lower Lane (Pylee House), Robin Hood WF3 3BQ

LCC

Ecology support

Not supported

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

Ecology boundary

Education comments

Flood Risk

Mostly Flood Zone 1, but Southern most 20% of the site is in Flood Zone 3A. The source is Throstle Carr Beck.

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	99.90	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	99.43	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
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 %	0.55
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Nearest train station	Woodlesford
Nearest train station distance (m)	4914.15
Nearest bus stop	9329
Nearest bus stop distance (m)	263.02

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

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

## Conclusions

### Issues and Options Summary

Green Belt site. The whole site is protected by a Tree Preservation Order. It is also designated in the existing UDP as N1 greenspace. See also greenspace section, page 37, question G9. Whilst the site is well contained in terms of Green Belt with the motorway to the west the site is sloping and has significant constraints.

### Site affects others?

### Sustainability summary

Significant negative - greenfield site, loss of greenspace, ecology objection and landscape. Significant positive - greenhouse emissions, transport network and accessibility. Minor positive - access to schools and health, flood risk.

### Summary of reps

pro As the location at the moment is not used as children's play area or does not seem of particular beauty or conservation this could be developed part and housing and part green area.

Statutory horpe Lower lane (Pylee House), Robin

1043 Hood WF3 3BQ R 1.87. dsitance to the core network 290, buses an hour 12, access to primary school Yes, access to secondary school Yes, access to health services Yes 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).

### Comments on phasing

### DPP Allocation

Not proposed as housing allocation

### DPP Allocation Conclusion

Green Belt site. The whole site is protected by a Tree Preservation Order. It is also designated in the existing UDP as N1 greenspace. See also greenspace section, page 37, question G9. Whilst the site is well contained in terms of Green Belt with the motorway to the west the site is sloping and has significant constraints.

Outer South West

1064A Bruntcliffe Road and Scott lane, Morley Leeds LS27

Site Details

Easting	425153	Northing	427014	Site area ha	7.6	SP7	Major Settlement Infill
HMCA	Outer South West				Ward	Morley South	

Site Characteristics

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

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

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

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

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

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

Transport tracks and ways
---------------------------

Other land uses
-----------------

Residential dwellings
-----------------------

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

Description
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/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 West

1064A Bruntcliffe Road and Scott lane, Morley Leeds LS27

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: Uncertain

### Summary of infrastructure provider comments

#### LCC Highways Comments

##### Public transport accessibility comments

The site does not have access to 4buses per hour but there are some services in the area. 40% of the site falls within the Core Strategy standards for primary education,40% for secondary education and 30% for health and 0% to employment.

Rank (1-5)

2

##### Access comments

Access achievable onto A650

4

##### Local network comments

Cumulative impact issues with other nearby sites - congested area

3

##### Mitigation measures

Local mitigation may be required

Total score

9

##### Highways site support

Support with mitigation

##### Contingent on other sites

##### Contingent on other sites

#### Highways Agency

##### Impact

##### Network Status

No objection subject to mitigation

#### Network Rail

#### Yorkshire Water

##### Treatment Works

Knostrop

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

#### Environment Agency

##### Constraints

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

Outer South West

1064A      Bruntcliffe Road and Scott lane, Morley Leeds LS27

LCC

Ecology support

Support

Support

Ecology boundary

Education comments

Flood Risk

Flood Zone 1

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

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

App Number	Proposal	Decision	% of site

Spatial relationships

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

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

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Morley
Nearest train station distance (m)	2115.26
Nearest bus stop	4435
Nearest bus stop distance (m)	220.02

Agricultural classification	Grade 3a
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input 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 within the urban area. The adjacent site is in employment use. This site has been identified as a site to retain for employment (see page 33 of Issues & Options document).

### Site affects others?

### Sustainability summary

Significant negative - greenfield site and pollution. Minor negative - access to health. Minor positive - access to greenspace and flood risk.

### Summary of reps

#### Pro

masterplan submitted.

Sites 1064A, 3467. These sites are in the Morley urban area with suggested employment use but these may be suitable sites for a new primary school particularly if other housing developments proceed in the Bruntcliffe area.

#### Anti

There is particular difficulty with a group of sites on Bruntcliffe Road. A recent planning permission caused some confusion by deviating from UDP allocation boundaries; the boundaries, capacities and colour codes need sorting out. This group is made up of LDF sites 1064A red, 1064B green, 1281A lime green, 1281B green and 3467 amber. We have left these untouched.

lack of consultation with neighbouring authorities.

There is particular difficulty with a group of sites on Bruntcliffe Road. A recent planning permission caused some confusion by deviating from UDP allocation boundaries; the boundaries, capacities and colour codes need sorting out. This group is made up of LDF sites 1064A red, 1064B green, 1281A lime green, 1281B green and 3467 amber. We have left these untouched.

Use Spend Common Lane instead.

1064 behind Scholes Schools near Wood Lane should have been designated as an amber site, it is unsuitable for development as the site is bordered on three sides by GREENBELT and the development sets a precedent for encroachment towards the urban fringe. This land is highlighted in as a "strategic gap" in the East Leeds extension and the potential East Leeds Orbital Route.

Statutory Metro - 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. These include SHLAA ref: 2062, 1032, 1046, 1017 & 1055.

Sites which fall marginally outside the 400m catchments and have high bus frequencies or are small sites low capacity are less of concern but are flagged up nonetheless.

The table also includes accessibility assessments results to access other services and facilities within acceptable journey times on public transport. Distance to the core network 414. 12 buses an hour. Accessible for primary and secondary schooling and healthcare.

### Comments on phasing

### DPP Allocation

Not proposed as housing allocation

### DPP Allocation Conclusion

Site within the urban area. The adjacent site is in employment use. This site has been identified as a site to retain for employment (see page 33 of Issues & Options document).

## Outer South West

**1064B**      **Bruntcliffe Road and Scott lane, Morley Leeds LS27**

### Site Details

Easting	425269	Northing	426829	Site area ha	1.3	SP7	Major Settlement Infill
HMCA	Outer South West				Ward	Morley South	

### Site Characteristics

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

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Transport tracks and ways

Other land uses - None

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

Description

### 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 West

**1064B**      **Bruntcliffe Road and Scott lane, Morley Leeds LS27**

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

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### SHLAA conclusions

**Availability:** Short (early)

**Suitability:** Suitable

**Achievability:** Uncertain

### Summary of infrastructure provider comments

#### LCC Highways Comments

##### Public transport accessibility comments

The site does not have access to 4 buses per hour but there are some services in the area. 30% of the site falls within the Core Strategy standards for employment, 100% to primary education, 0% to health and secondary education.

**Rank (1-5)**

**2**

##### Access comments

Requires access through 1064A

**1**

##### Local network comments

cumulative impact issues with other nearby sites - congested area

**3**

##### Mitigation measures

Local mitigation may be required

Local mitigation may be required

**Total score**

**6**

##### Highways site support

No support - requires access through 1064A

##### Contingent on other sites

Yes - site 1064A

##### Contingent on other sites

Yes - site 1064A

#### Highways Agency

Impact	Network Status
No objection subject to mitigation	

#### Network Rail

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#### Yorkshire Water

Treatment Works      Knostrop

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

#### Environment Agency

##### Constraints

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

Outer South West

1064B Bruntcliffe Road and Scott lane, Morley Leeds LS27

LCC

Ecology support

Ecology

Ecology boundary

Education comments

Flood Risk

Flood Zone 1

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Housing allocations 1282, 1281B, 1064B, 309, 2127 are identified as being Agricultural Land Classification Grade 2. The loss of high quality soils should be avoided.

Planning History Applications since 1/1/2009, covering more than 50% of the site			
App Number	Proposal	Decision	% of site
12/01332/OT	Outline application for residential development	A	100
13/01941/RM	173 houses with landscaping	A	100
14/01413/COND	Consent, agreement or approval required by conditions 5, 9, 10, 13, 17 and 23 of Planning Application 12/01332/OT		100
13/05117/COND	Consent, agreement or approval requived by conditions 4, 8, 12, 13,14, 16, 22 and 26 of Planning Application 12/01332/OT	INT	100
14/02160/COND	Consent, agreement or approval required by condition 6 of planning application 12/01332/OT	A	100

Spatial relationships

UDP Designations

Core Strategy

1064B      Bruntcliffe Road and Scott lane, Morley Leeds LS27

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 %	0.00
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Nearest train station	Morley
Nearest train station distance (m)	2123.07
Nearest bus stop	1732
Nearest bus stop distance (m)	258.69

Agricultural classification	Grade 3a
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input 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 West

### 1064B Bruntcliffe Road and Scott lane, Morley Leeds LS27

#### Conclusions

##### Issues and Options Summary

This site is part of a recent planning permission (12/01332/OT) for residential development. The site will become 'lime green' when the plan is updated.

##### Site affects others?

##### Sustainability summary

Significant negative - greenfield site and pollution. Minor negative - access to health. Minor positive - access to greenspace and flood risk.

##### Summary of reps

###### Pro

###### Con

lack of consultation with neighbouring authorities. Maintain green buffer. The information relating to the capacity of sites 1281A, 1281B and 1064B in the Site Allocations Plan Volume 2: 10 Outer South West is incorrect and needs amending.

1281A – This is site ref 530 2300550 Bruntcliffe Road Morley 180 dwellings

1281B – Bruntcliffe Road, Morley 234 dwellings

1064B – Bruntcliffe Road and Scott Lane, Morley 11 dwellings

There appears to be an error in the capacity of these sites, which collectively form the site of an extant outline planning permission for 173 dwellings (12/01332/OT). A reserved matters application (Ref 13/01941/RM) for 173 dwellings is currently pending consideration.

The capacity is therefore 173 dwellings and not 425 dwellings, which is the combined capacity of these sites contained in Volume 2:10 of the Site Allocations Plan document.

This error needs rectifying in later versions of the Site Allocations Plan.

###### Statutory

metro - '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. These include SHLAA ref: 2062, 1032, 1046, 1017 & 1055.

Sites which fall marginally outside the 400m catchments and have high bus frequencies or are small sites low capacity are less of concern but are flagged up nonetheless.

The table also includes accessibility assessments results to access other services and facilities within acceptable journey times on public transport. 414m to the core network. 12 buses an hour. Accessible for primary and secondary schools and healthcare.

##### Comments on phasing

##### DPP Allocation

Not proposed as housing allocation

##### DPP Allocation Conclusion

This site is part of a recent planning permission (12/01332/OT) for residential development. The site will become 'lime green' when the plan is updated.

Site Details

Easting	430764	Northing	424792	Site area ha	3.7	SP7	Smaller Settlement Extension
HMCA	Outer South West				Ward	Ardsley and Robin Hood	

Site Characteristics

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

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

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

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

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

Other land uses - None

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

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

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Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

--

Outer South West

1066      Royston Hill, Bradford Road & Orchard Close, East Ardsley WF3

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)
100% 3buses per hour, 100% primary, does not meet other standards	3
Access comments	
no suitable access	1
Local network comments	
potential cumulative imapct on local network	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
Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of Dewsbury Road cluster.			

Network Rail

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Yorkshire Water

Treatment Works

Environment Agency

Constraints

LCC

Ecology support	Supported
Supported	
Ecology boundary	
Education comments	

Outer South West

1066Royston Hill, Bradford Road & Orchard Close, East Ardsley WF3

Flood Risk

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

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

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

Spatial relationships

UDP Designations

N32 Greenbelt	99.86	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
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	Morley
Nearest train station distance (m)	5041.89
Nearest bus stop	7081
Nearest bus stop distance (m)	163.26
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

There is no road frontage to the site and therefore access to the site is not possible.

Site affects others?

N/a

Sustainability summary

Summary of reps

site should be amber  
Need to retain green buffer between housing areas

Statutory Metro - 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. 2268 distance to the core network. 4 buses an hour. Accessible for primary and secondary schools and healthcare.

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

There is no road frontage to the site and therefore access to the site is not possible.

Outer South West

1067A Woodhouse Lane and Pilden lane (site accessed from), East Ardsley WF3

Site Details

Easting	430179	Northing	424561	Site area ha	11.7	SP7	Smaller Settlement Extension
HMCA	Outer South West				Ward	Ardsley and Robin Hood	

Site Characteristics

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

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

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

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

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

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

Outdoor sport facility
------------------------

Other land uses - None

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

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

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Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

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

2. Prevent neighbouring towns from merging

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

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

3. Assist in safeguarding the countryside from encroachment

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

1067A Woodhouse Lane and Pilden lane (site accessed from), East Ardsley WF3

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

Site is isolated from settlement and development would have a high potential to lead to further sprawl.

### 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)

Poor accessibility fails all criteria

2

Access comments

No suitable access

1

Local network comments

Potential cumulative impact on local network

4

Mitigation measures

Total score

7

Highways site support

no

Contingent on other sites

Contingent on other sites

#### Highways Agency

Impact

Network Status

No objection

#### Network Rail

#### Yorkshire Water

Treatment Works

Caldervale

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

#### Environment Agency

Constraints

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

Outer South West

1067A Woodhouse Lane and Pilden lane (site accessed from), East Ardsley WF3

LCC

Ecology support

Supported with mitigation

Supported with mitigation to protect and enhance wildlife corridor function across the site.

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

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Morley
Nearest train station distance (m)	4785.57
Nearest bus stop	7081
Nearest bus stop distance (m)	474.43

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

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

Conclusions

Issues and Options Summary

Green Belt site. The original SHLAA submission has been split in two. Site A is isolated and unrelated to settlement and would result in a significant encroachment into the Green Belt which could set a precedent for further unrestricted sprawl.

Site affects others?

Sustainability summary

Significant negative - community cohesion and greenfield site. Minor negative - access to health and leisure, ecology mitigation, greenhouse emissions and accessibility, pollution and local distinctiveness (site out of scale with settlement). Minor positive

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 sites were not prioritised for housing until other more accessible sites have been considered. Sites which fall marginally outside the 400m catchments and have high bus frequencies or are small low capacity sites are less of concern but are flagged up nonetheless. Distance to the core network 1728m. 4 buses an hour. Accessible for primary and secondary schools and healthcare

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. The original SHLAA submission has been split in two. Site A is isolated and unrelated to settlement and would result in a significant encroachment into the Green Belt which could set a precedent for further unrestricted sprawl.

Site Details

Easting	430179	Northing	424898	Site area ha	2	SP7	Smaller Settlement Extension
HMCA	Outer South West				Ward	Ardsley and Robin Hood	

Site Characteristics

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

Other land uses - None

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

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

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?	Yes
Unrestricted Sprawl Conclusion	Low potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

Well connected to settlement. Trees line the boundary and contain the site, reducing potential for further sprawl.
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## Outer South West

1067B Woodhouse Lane and Pilden lane (site accessed from), East Ardsley WF3

### 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

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

Rank (1-5)

4

##### Access comments

No suitable access

1

##### Local network comments

Potential cumulative impact on local network

4

##### Mitigation measures

Total score

9

##### Highways site support

no

##### Contingent on other sites

##### Contingent on other sites

#### Highways Agency

##### Impact

##### Network Status

No objection

#### Network Rail

#### Yorkshire Water

##### Treatment Works

Caldervale

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

#### Environment Agency

##### Constraints

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

#### LCC

##### Ecology support

Supported with mitigation

Supported with mitigation to protect and enhance wildlife corridor function across the site.



Outer South West

1067B Woodhouse Lane and Pilden lane (site accessed from), East Ardsley WF3

Ecology boundary

Education comments

3078A+1072+3373A and C+1336+3456A+536+1143B, D and F+2155+1274+1032+1067B+1069+2128 +1258+3365 = 2685 houses generates 671 primary and 268.5 secondary children. 1x2FE and 1xFE primary school required.

Flood Risk

Flood Zone 1. Some field drainage to part of the site boundary.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

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

App Number	Proposal	Decision	% of site
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Spatial relationships

UDP Designations

N32 Greenbelt	99.92	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Morley
Nearest train station distance (m)	4541.07
Nearest bus stop	5832
Nearest bus stop distance (m)	210.01

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

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

Conclusions

Issues and Options Summary

Green Belt site. The original SHLAA submission has been split in two. Site B is located to the south of the existing residential area, and is well bounded by a tree line. Development would 'round off' the settlement. Highways concerns re suitable access.

Site affects others?

Would need road access through 3rd party land

Sustainability summary

Significant negative - greenfield site. Minor negative - access to health and ecology mitigation. Minor positive - greenhouse emissions, flood risk and accessibility.

Summary of reps

Pro  
Issue over access onto A650. Close to main roads  
Con  
focus development in the main urban area

Statutory  
CA - 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. 1728m from the core network, 4 buses an hour. Accessible for primary and secondary schools and healthcare

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. The original SHLAA submission has been split in two. Site B is located to the south of the existing residential area, and is well bounded by a tree line. Development would 'round off' the settlement. Highways concerns re suitable access.

Outer South West

1068      Stoney Lane, East Ardsley, Wakefield WF3

Site Details

Easting	430648	Northing	424502	Site area ha	0.8	SP7	Smaller Settlement Extension
HMCA	Outer South West				Ward	Ardsley and Robin Hood	

Site Characteristics

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

Other land uses - None

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

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

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	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 encroahment

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 West

1068 Stoney Lane, East Ardsley, Wakefield WF3

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

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

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

Rank (1-5)

3

##### Access comments

No suitable access

1

##### Local network comments

Small development unlikely to impact on local network

5

##### Mitigation measures

Total score

9

##### Highways site support

no

##### Contingent on other sites

##### Contingent on other sites

#### Highways Agency

Impact	No material impact	Network Status	No objection
n/a			

#### Network Rail

#### Yorkshire Water

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

1068      Stoney Lane, East Ardsley, Wakefield WF3

LCC

Ecology support

Supported with mitigation

Supported with mitigation to protect and enhance wildlife corridor function across the site.

Ecology boundary

Education comments

Flood Risk

Flood Zone 1. A couple of YW public sewers cross the site to the North.

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	99.69	% 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	

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

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Morley
Nearest train station distance (m)	5152.94
Nearest bus stop	13659
Nearest bus stop distance (m)	128.90

Agricultural classification	Grade 2
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input 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 backs onto the motorway interchange roundabout, the slip road makes up the southern boundary. The site currently acts as a good buffer between the motorway and residential development. Highways concerns - no suitable access.

Site affects others?

No

Sustainability summary

Significant negative - greenfield site. Minor negative - access to health, greenspace, ecology mitigation and pollution. Minor positive - flood risk.

Summary of reps

Pro  
Con  
Statutory  
CA - 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. 2342m from the core network. 4 buses an hour. Accessible for primary and secondary schools and healthcare.

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. The site backs onto the motorway interchange roundabout, the slip road makes up the southern boundary. The site currently acts as a good buffer between the motorway and residential development. Highways concerns - no suitable access.



Site Details

Easting	430357	Northing	424938	Site area ha	3.3	SP7	Smaller Settlement Extension
HMCA	Outer South West				Ward	Ardsley and Robin Hood	

Site Characteristics

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

On-site land uses

Agriculture
Storage
Dwellings

Neighbouring land uses

Agriculture
Dwellings
Outdoor sport facility

Other land uses - None

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

Description

--

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

1069 Manor Farm, East Ardsley WF3

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

Site has strong links to settlement and is well contained by tree lined boundaries reducing the 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

All of the site has access to 3 buses per hour and falls within the Core Strategy standards for primary education. 5% of the site falls within the Core Strategy standards for health and secondary education and has access to some local services

Rank (1-5)

3

##### Access comments

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

2

##### Local network comments

Potential cumulative impact on local network

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 Dewsbury Road cluster.			

#### Network Rail

#### Yorkshire Water

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

#### Environment Agency

##### Constraints

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

Outer South West

1069 Manor Farm, East Ardsley WF3

LCC

Ecology support

Supported with mitigation

Supported with mitigation to protect and enhance wildlife corridor function across the site.

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	70.84	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

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

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Morley
Nearest train station distance (m)	4641.82
Nearest bus stop	9746
Nearest bus stop distance (m)	132.85

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

Conclusions

Issues and Options Summary

Green Belt site. The site is well related to the existing settlement, fronting the main road and contained by a cricket ground to the south, limiting the potential for further sprawl. Highways concerns re access.

Site affects others?

Sustainability summary

Minor negative - employment and economic growth, access to health, part greenfield and brownfield site and ecology mitigation. Minor positive - access to greenspace, flood risk and transport network.

Summary of reps

Pro  
well related to the existing settlement. support but concern about infrastructure provision and access. Close to main road  
Con

Statutory 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.

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. The site is well related to the existing settlement, fronting the main road and contained by a cricket ground to the south, limiting the potential for further sprawl. Highways concerns re access.

Outer South West

1072      Dewsbury Road, Woodkirk   WF12

Site Details

Easting	427017	Northing	424989	Site area ha	1.6	SP7	Smaller Settlement Extension
HMCA	Outer South West				Ward	Morley South	

Site Characteristics

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

Other land uses - None

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

Description	
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Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

4. Preserve the setting and special character of historic towns

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

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

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

## Outer South West

1072 Dewsbury Road, Woodkirk WF12

### SHLAA conclusions

**Availability:** Short ( $\leq 5$  yrs)

**Suitability:** LDF to determine

**Achievability:** Longterm (11+yrs)

### Summary of infrastructure provider comments

#### LCC Highways Comments

##### Public transport accessibility comments

Meets Core Strategy standards with exception of health and local services

Rank (1-5)

4

##### Access comments

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

3

##### Local network comments

Potential cumulative impact with adjacent sites

4

##### Mitigation measures

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

Total score

11

##### Highways site support

yes with mitigation

##### Contingent on other sites

MUST be combined with 3078 and or 1135 to achieve access

##### Contingent on other sites

MUST be combined with 3078 and or 1135 to achieve access

#### Highways Agency

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

#### Network Rail

#### Yorkshire Water

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

#### Environment Agency

##### Constraints

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

#### LCC

Ecology support	Supported
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Supported

Outer South West

1072      Dewsbury Road, Woodkirk   WF12

Ecology boundary

Education comments

3078A+1072+3373A and C+1336+3456A+536+1143B, D and F+2155+1274+1032+1067B+1069+2128  
+1258+3365 = 2685 houses generates 671 primary and 268.5 secondary children. 1x2FE and 1xFE primary school required.

Flood Risk

Flood Zone 1

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

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

App Number	Proposal	Decision	% of site
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Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.22
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Nearest train station	Morley
Nearest train station distance (m)	3118.34
Nearest bus stop	7824
Nearest bus stop distance (m)	119.41

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

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

Conclusions

Issues and Options Summary

Green Belt site. Good flat site to the rear of residential area. Residential properties to the south and east boundaries. Northern boundary is raised above the site, offering a natural defensible boundary means the site is well contained.

Site affects others?

Neighbouring area of site 3078 which shares similar characteristics would be favourable to development aswell.

Sustainability summary

Significant negative - greenfield site. Minor negative - access to health and greenspace, and waste. Minor positive - access to schools, greenhouse emissions, flood risk, transport network and accessibility.

Summary of reps

Statutory WYCA - 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.  
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. 91m to the core network. 4 buses an hour. Accessible to schooling and healthcare.

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. Good flat site to the rear of residential area. Residential properties to the south and east boundaries. Northern boundary is raised above the site, offering a natural defensible boundary means the site is well contained.

Outer South West

1077      Old Lane - Nethertown Pig Farm, Drighlington BD11 1LU

Site Details

Easting	423052	Northing	429410	Site area ha	1.3	SP7	Smaller Settlement Extension
HMCA	Outer South West				Ward	Morley North	

Site Characteristics

Site type	Brownfield
On-site land uses	
Other	
Neighbouring land uses	
Agriculture	
Dwellings	
Other land uses	
Existing use - equestrian use and scrap yard	

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

Description	
well used site, appears to be a densely used scrap yard.	

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	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 West

1077 Old Lane - Nethertown Pig Farm, Drighlington BD11 1LU

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

Green Belt site. The site is brownfield (previously developed), surrounded by existing housing and roads bounding the site, so well contained and development would have limited impact on the Green Belt.

### SHLAA conclusions

**Availability:** Short ( $\leq 5$  yrs)

**Suitability:** LDF to determine

**Achievability:** Longterm (11+yrs)

### Summary of infrastructure provider comments

#### LCC Highways Comments

##### Public transport accessibility comments

Meets Core Strategy standards with exception of education

Rank (1-5)

4

##### Access comments

Access achievable from Old Lane with some widening and provision of new footways

4

##### Local network comments

Small development unlikely to impact on local network

5

##### Mitigation measures

Widening of Old lane and provision of new footways

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

#### Network Rail

#### Yorkshire Water

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

#### Environment Agency

##### Constraints

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

Outer South West

1077      Old Lane - Nethertown Pig Farm, Drighlington BD11 1LU

LCC

Ecology support

Supported

Supported

Ecology boundary

Education comments

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

Flood Risk

Flood Zone 1

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Planning History      Applications since 1/1/2009, covering more than 50% of the site			
App Number	Proposal	Decision	% of site
14/02539/OT	Outline application for residential development and means of access	W	93

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	Morley
Nearest train station distance (m)	4123.89
Nearest bus stop	392
Nearest bus stop distance (m)	226.59

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

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

Conclusions

Issues and Options Summary

Green Belt site. The site is brownfield (previously developed), surrounded by existing housing and roads bounding the site, so well contained and development would have limited impact on the Green Belt.

Site affects others?

Sustainability summary

Significant negative - access to greenspace. Minor negative - access to schools. Significant positive - flood risk. Minor positive - access to health, brownfield site, greenhouse emissions, transport network and accessibility.

Summary of reps

Anti Why not refurbish the disused mill on Whitehall Road for housing instead of using green field sites?

Statutory WYCA - 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.

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. 46m to the core network. 6 buses an hour. No access to primary school. Access to secondary and healthcare.

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

Green Belt site. The site is brownfield (previously developed), surrounded by existing housing and roads bounding the site, so well contained and development would have limited impact on the Green Belt.

Outer South West

1096 Snittles Farm, New Village Way, Churwell LS27

Site Details

Easting	427109	Northing	430297	Site area ha	4.2	SP7	Main Urban Area Extension
HMCA	Outer South West				Ward	Farnley and Wortley	

Site Characteristics

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

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Poorly defined	Road front	Yes

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/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 West

1096 Snittles Farm, New Village Way, Churwell LS27

### 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

Good accessibility

Rank (1-5)

4

##### Access comments

Access via existing estate road

4

##### Local network comments

Small scale development no impact

5

##### Mitigation measures

Total score

13

##### Highways site support

yes

##### Contingent on other sites

##### Contingent on other sites

#### Highways Agency

Impact	No material impact	Network Status	No objection
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n/a

#### Network Rail

#### Yorkshire Water

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

#### Environment Agency

##### Constraints

FZ2 & FZ3 runs through south of site. See comments in main text of our response

#### LCC

Ecology support	Supported
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Supported

Outer South West

1096      Snittles Farm, New Village Way, Churwell    LS27

Ecology boundary

Education comments

1096+1099A and B+ 2125+1282+1220A = 1248 houses generates 312 primary and 125 secondary children. 1x1.5FE primary school required. 6-7FE secondary school required across outer SW area.

Flood Risk

Part of site in the South is in Flood Zone 3A. Source is Farnley Wood Beck. There is a large public sewer (combined water) crossing the site. Known flooding problems further downstream.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

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

App Number	Proposal	Decision	% of site
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Spatial relationships

UDP Designations

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

Core Strategy

Main Urban Area	1.29	% overlap
Major Settlement	1.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Cottingley
Nearest train station distance (m)	356.91
Nearest bus stop	10242
Nearest bus stop distance (m)	188.48

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

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

Conclusions

Issues and Options Summary

Site is not within Green Belt but contained by the motorway to the north western boundary and residential to the south east. No Highways issues. Potential noise constraints from motorway will require mitigation.

Site affects others?

Sustainability summary

Significant negative - greenfield site and flood risk. Minor negative - access to schools, and pollution. Minor positive - access to greenspace, greenhouse emissions, transport network and accessibility.

Summary of reps

Pro  
Suitable and will create services

Anti  
This small site is adjacent to other sites which, if developed together would remove the last green area in Churwell, loss of village character  
The local infrastructure cannot cope with additional development on this scale  
Traffic congestion and noise from the motorway is particularly intrusive on this site  
Cumulative impact/overdevelopment will create pressure on local services which are already inadequate. Unsuitable for this kind of building,  
Waste disposal cant cope.  
Further house stock in this area would further devalue existing low housing prices.  
Take new houses to north Leeds!

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 be 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
653	11	Yes		
Yes	Yes			

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Site is not within Green Belt but contained by the motorway to the north western boundary and residential to the south east. No Highways issues. Potential noise constraints from motorway will require mitigation.

Outer South West

1099A      Hepworth Avenue (land at), Churwell LS27

Site Details

Easting	426778	Northing	429733	Site area ha	9.9	SP7	Major Settlement Extension
HMCA	Outer South West				Ward	Morley North	

Site Characteristics

Site type	Greenfield
On-site land uses	
Vacant land	
Neighbouring land uses	
Dwellings	
Transport tracks and ways	

Other land uses - None

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

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

## Outer South West

1099A Hepworth Avenue (land at), Churwell LS27

### 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

Majority of site meets Core Strategy standards with exception of secondary education

Rank (1-5)

4

##### Access comments

Difficult to achieve an acceptable access without coming through site 1099B

3

##### Local network comments

Potential cumulative impact on Churwell Hill

3

##### Mitigation measures

May require mitigation on Churwell Hill

Total score

10

##### Highways site support

yes with mitigation

##### Contingent on other sites

potential to combine with 2125 and create two access points

##### Contingent on other sites

potential to combine with 2125 and create two access points

#### Highways Agency

Impact	Network Status
Likely to require significant physical mitigation	

#### Network Rail

#### Yorkshire Water

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

#### Environment Agency

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

#### LCC

Ecology support	

Outer South West

1099A      Hepworth Avenue (land at), Churwell LS27

Ecology boundary

Supported

Education comments

1096+1099A and B+ 2125+1282+1220A = 1248 houses generates 312 primary and 125 secondary children. 1x1.5FE primary school required. 6-7FE secondary school required across outer SW area.

Flood Risk

Mostly Flood Zone 1, but parts of site along Western boundary at risk of flooding from adjacent Dean Beck. Known flooding problems further downstream.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

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

App Number	Proposal	Decision	% of site
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Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.01	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input 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

1099A      Hepworth Avenue (land at), Churwell LS27

LCC ownership %	0.00
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Nearest train station	Cottingley
Nearest train station distance (m)	693.81
Nearest bus stop	2924
Nearest bus stop distance (m)	448.81

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

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



Conclusions

Issues and Options Summary

Site is not within Green Belt but contained by the motorway to the north western boundary and residential to the south east. No Highways issues. Potential noise constraints from motorway will require mitigation.

Site affects others?

Sustainability summary

Significant negative - greenfield site and ecology objection. Minor negative - access to schools, and pollution. Minor positive - access to health and greenspace, and flood risk.

Summary of reps

Pro  
Change suggested AMBER to GREEN, Links straight on to M621 bypassing Churwell and Cottingley  
There are no constraints that prevent allocation of the site for development.

Anti  
Amber to red, brownfield sites first. Overdevelopment. Revitalise empty properties instead. Take houses to north Leeds  
Traffic /Congestion -The road infrastructure (Elland Road) will not accommodate more traffic at peak times. Since building Churwell New Village the bottom of Elland Road is very congested at peak times.  
Noise from motorway  
General infrastructure and local amenities - The plans should at least include provision for a new Primary school, High school, medical centre, church and shops. Without the infrastructure it would be untenable.  
Greenbelt  
Revitalise empty properties instead  
Loss of greenspace  
Impact on wild life  
Coalescence. Churwell will become completely joined to Morl and loose village character  
Many houses for sale

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.

Distance to Core Network (Centre of site)	Buses Per Hour	Access to Primary Schools	Access to Secondary Schools	Access to Primary Health
415	11	Yes	Yes	Yes

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Site is not within Green Belt but contained by the motorway to the north western boundary and residential to the south east. No Highways issues. Potential noise constraints from motorway will require mitigation.

Outer South West

1099B      Hepworth Avenue (land at), Churwell LS27

Site Details

Easting	426981	Northing	430048	Site area ha	3.1	SP7	Major Settlement Extension
HMCA	Outer South West				Ward	Morley North	

Site Characteristics

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

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

Vacant land
-------------

Allotment and city farm
-------------------------

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

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

Transport tracks and ways
---------------------------

Allotment and city farm
-------------------------

Other land uses - None

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

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

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 West

1099B Hepworth Avenue (land at), Churwell LS27

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

Rank (1-5)

Majority of site meets Core Strategy standards with exception of secondary education

4

Access comments

Single point of access off New Village Way - acceptable for up to 200 dwellings

4

Local network comments

Potential cumulative impact on Churwell Hill

3

Mitigation measures

may require mitigation on Churwell Hill

Total score

11

Highways site support

yes with mitigation

Contingent on other sites

potential to combine with 2125 and create two access points

Contingent on other sites

potential to combine with 2125 and create two access points

#### Highways Agency

Impact

Network Status

Likely to require significant physical mitigation

#### Network Rail

#### Yorkshire Water

Treatment Works

Knostrop

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

#### Environment Agency

Constraints

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

Outer South West

1099B      Hepworth Avenue (land at), Churwell LS27

LCC

Ecology support

Not supported

Not supported (RED). No designated sites but some valuable acidic grassland in east of the site and less valuable species-poor neutral grasslands alongside motorway.

Ecology boundary

Supported with mitigation if Red hatched areas are excluded and boundary amended as per drawing RM/1099. Mitigation will still be required to ensure impacts on adjacent habitats are addressed i.e. minimum 10 metre buffer alongside motorway planted with native shrubs and small trees.

Education comments

1096+1099A and B+ 2125+1282+1220A = 1248 houses generates 312 primary and 125 secondary children. 1x1.5FE primary school required. 6-7FE secondary school required across outer SW area.

Flood Risk

Mostly Flood Zone 1, but parts of site along Western boundary at risk of flooding from adjacent Dean Beck. Known flooding problems further downstream. We have a record of Illegal fly tipping in beck.

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"/>	

Core Strategy

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

Regeneration Areas

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

Sch. Ancient Mon.	0.00
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Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Cottingley
Nearest train station distance (m)	403.72
Nearest bus stop	1507
Nearest bus stop distance (m)	393.08

Agricultural classification	Grade 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

Site is not within Green Belt but contained by the motorway to the northwestern boundary and residential to the south east. No Highways issues. Potential noise constraints from motorway - this will need further consideration at detailed design stage.

Site affects others?

Sustainability summary

Summary of reps

Pro  
Persimmon Homes; Amber to green, site available and suitable. There are no constraints identified (noise, air quality etc) that cannot be appropriately mitigated or effectively designed out.  
Better suited for housing  
Amber to green, link straight onto M621 bypass.

Anti  
Amber to Red. Use brownfield sites. No more farmland taken. Take houses to North Leeds  
Motorway noise, increased traffic congestion is not safe for children, and at the bottom of Churwell Hill (Elland Road) at the roundabout Ring Road is gridlocked now  
Poor public transport  
Revitalise housing currently standing empty, rather than look to build on Greenfield area, It would be a great shame if Churwell Park were to be the only green space left in Churwell.  
Pressure on local services; Local infrastructure already cannot cope. More housing will only make existing issues worse.  
Coalescence; Morley is getting completely joined up to Leeds (Beeston area)  
Impact on area character; Churwell has already doubled in size over the last few years - with no extra facilities - any further development will destroy the village identity - it's unacceptable.  
Development would drive house prices down, Many houses are still for sale  
Waste disposal cannot cope, sewage problems.  
Loss of green area, quality of life will be affected. Is Morley to be totally devoid of any green, recreational land for people to enjoy?  
Churwell will become completely joined to Morley and lose village character

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 sites were not prioritised for housing until other more accessible sites have been considered. Sites which fall marginally outside the 400m catchments and have high bus frequencies or are small low capacity sites are less of concern but are flagged up nonetheless.				
Distance to Core Network (Centre of site)	Buses Per Hour	Access to Primary Schools	Access to Secondary Schools	Access to Primary Health
415	11	Yes	Yes	Yes

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Site is not within Green Belt but contained by the motorway to the northwestern boundary and residential to the south east. No Highways issues. Potential noise constraints from motorway - this will need further consideration at detailed design stage.

Site Details

Easting	425163	Northing	428447	Site area ha	16.3	SP7	Smaller Settlement Infill
HMCA	Outer South West				Ward	Morley North	

Site Characteristics

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

On-site land uses

Agriculture
Dwellings
Manufacturing and Wholesale

Neighbouring land uses

Agriculture
Manufacturing and Wholesale
Unmanaged Forest

Other land uses - None

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

Description

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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

## Outer South West

1112 Asquith Avenue/Gelderd Road (land off), Nepshaw Lane, Gildersome

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

### SHLAA conclusions

Availability: Short (early)

Suitability: Unsuitable

Achievability: Medium (6-10yrs)

### Summary of infrastructure provider comments

#### LCC Highways Comments

##### Public transport accessibility comments

The site meets the majority of the Core Strategy standards

Rank (1-5)

4

##### Access comments

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

3

##### Local network comments

Potential cumulative impact with adjacent sites and local congestion

3

##### Mitigation measures

Signalised junction and local junction improvements

Total score

10

##### Highways site support

yes with mitigation

##### Contingent on other sites

##### Contingent on other sites

#### 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 Morley/Gildersome cluster

#### Network Rail

#### Yorkshire Water

Treatment Works

Knostrop

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

#### Environment Agency

Constraints

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



LCC	
Ecology support	Supported with mitigation
Supported with mitigation to protect and enhance the wildlife corridor function provided by the adjacent Clubbed Oaks and Dean Woods Local Nature Area (LNA). Retain a minimum 20 metre corridor adjacent to the woodland and allow it to revegetate naturally.	
Ecology boundary	
Education comments	
Flood Risk	
Mostly Flood Zone 1, but parts of site along Western boundary at risk of flooding from adjacent Dean Beck. Known flooding problems further downstream.	
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
12/02470/OT	Outline application for proposed employment development for up to 92148 sq m of use classes B1(b) (Research and Development) and B1(c) (Light Industrial Uses), B2 (General Industrial Uses) and B8 (Storage and Distribution Uses), with two points of access off Gelderd Road and one point of access off Asquith Avenue		78

Spatial relationships

UDP Designations

Core Strategy

1112 Asquith Avenue/Gelderd Road (land off), Nepshaw Lane, Gildersome

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	1.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

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

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Morley
Nearest train station distance (m)	1833.36
Nearest bus stop	6449
Nearest bus stop distance (m)	451.19

Agricultural classification	Grade 3
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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 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 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 significant portion of a larger strategic employment allocation which is well located for this use. An application is currently pending for development of the larger employment allocation.

Site affects others?

Sustainability summary

Significant negative - employment and economic growth (part of strategic employment allocation) and greenfield site. Minor negative - access to health, ecology mitigation and pollution. Minor positive - access to schools, greenhouse emissions, flood risk

Summary of reps

Pro  
More suitable than other sites, low impact on residents and traffic

Anti  
Traffic congestion  
Pressure on local services  
Loss of greenspace/green corridor  
Brownfield site first  
Schools full

WYCA  
Red Sites outside the Core Public Transport Network  
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.

Distance to Core Network (Centre of site)	Buses Per Hour	Access to Primary Schools	Access to Secondary Schools	Access to Primary Health
404	4	Yes		
Yes		Yes		

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

The site is a significant portion of a larger strategic employment allocation which is well located for this use. An application is currently pending for development of the larger employment allocation. Allocation changed to 'not preferred' following discussions with Cllr Gruen - site returning to employment allocation. RC 27/11/14

Site Details

Easting	423937	Northing	428271	Site area ha	0.8	SP7	Smaller Settlement Infill
HMCA	Outer South West				Ward	Morley North	

Site Characteristics

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

Other land uses - None

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

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/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 West

1126 Bradford Road (land at), Drighlington

### SHLAA conclusions

Availability: Short ( $\leq 5$  yrs)

Suitability: LDF to determine

Achievability: Medium (6-10yrs)

### Summary of infrastructure provider comments

#### LCC Highways Comments

##### Public transport accessibility comments

Meets Core Strategy standards with exception of local services

Rank (1-5)

4

##### Access comments

Suitable access achievable onto Bradford Rd

5

##### Local network comments

Small development unlikely to impact on local network

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
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n/a

#### Network Rail

#### Yorkshire Water

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

#### Environment Agency

##### Constraints

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

#### LCC

Ecology support	Supported
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Supported

Outer South West

1126 Bradford Road (land at), Drighlington

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
14/04515/COND	Consent, agreement or approval required by conditions 5, 10, 19, 20 and 21 of Planning Application 12/03346/OT	INT	100
12/03346/OT	Outline application for residential development with means of access	A	100
14/03720/COND	Consent, agreement or approval required by conditions 4, 8, 9, 12, 13 and 15 of Planning Application 12/03346/OT	A	100
11/01716/OT	Outline Application for specialist care village including new access	A	94
13/04985/RM	Reserved Matters Application for residential development	A	100

Spatial relationships

UDP Designations

Core Strategy

1126      Bradford Road (land at), Drighlington

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

Other Spatial Relationship

LCC ownership %	2.32
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Nearest train station	Morley
Nearest train station distance (m)	3032.23
Nearest bus stop	8417
Nearest bus stop distance (m)	193.85

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

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

**Conclusions**

## Issues and Options Summary

Site within the existing settlement. Area of potential infill development on grazing land between recent residential development on one side and nursing home on the other. Suitable for residential development in principle.

## Site affects others?

## Sustainability summary

Significant negative - greenfield site and pollution. Minor negative - access to greenspace. Minor positive - access to schools and health, greenhouse emissions, flood risk, transport network and accessibility.

## Summary of reps

Con - This site would not leave a definable boundary between Drighlington and Gildersome.

Statutory - WYCA 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 the core network 204m. 4 buses an hour. Accessible for primary and secondary schools and healthcare

## Comments on phasing

## DPP Allocation

Identified housing site

## DPP Allocation Conclusion

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



Site Details

Easting	427054	Northing	425167	Site area ha	4.1	SP7	Smaller Settlement Extension
HMCA	Outer South West				Ward	Morley South	

Site Characteristics

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

Other land uses - None

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

Description	
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Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

1135 Dewsbury Road - former Woodkirk Station, Woodkirk WF3

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

Site doesn't relate well to settlement. Would constitute ribbon development with high potential for further sprawl.

### SHLAA conclusions

**Availability:** Short ( $\leq 5$  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 Strategy standards with exception of health and local services

4

Access comments

Access achievable from Dewsbury Road - may require signals

4

Local network comments

Potential cumulative impact with adjacent sites

4

Mitigation measures

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

Total score

12

Highways site support

yes with mitigation

Contingent on other sites

best linked with 3078 and 1072 for comprehensive access solution

Contingent on other sites

best linked with 3078 and 1072 for comprehensive access solution

#### 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 Dewsbury Road cluster.			

#### Network Rail

#### Yorkshire Water

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

#### Environment Agency

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

Outer South West

1135      Dewsbury Road - former Woodkirk Station, Woodkirk WF3

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

Ecology boundary	
Supported with mitigation if Red hatched areas are excluded and boundary amended as per drawing RM/1135. Mitigation will still be required to ensure impacts on adjacent habitat are addressed.	

Education comments	

Flood Risk	
Flood Zone 1. Woodkirk Beck runs under site in culvert.	

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	73.23	
N6 Playing Pitch	1.01	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

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

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

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Morley
Nearest train station distance (m)	2940.85
Nearest bus stop	9394
Nearest bus stop distance (m)	108.46

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input 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 checked="" type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input checked="" type="checkbox"/>

Conclusions

Issues and Options Summary

Green Belt site. Site is raised above surrounding development, steeply sloping and does not relate well to the existing settlement form. Development would result in linear development and set a precedent for further sprawl into Green Belt.

Site affects others?

Site may be used to provide for access to 3077.

Sustainability summary

Significant negative - greenfield site and ecology objection. Minor negative - access to health and greenspace. Minor positive - access to schools, greenhouse emissions, flood risk, transport network and accessibility.

Summary of reps

Statutory 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). 128m to the core network. 4 buses an hour. Accessible for primary and secondary schools and healthcare.

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. Site is raised above surrounding development, steeply sloping and does not relate well to the existing settlement form. Development would result in linear development and set a precedent for further sprawl into Green Belt.

Outer South West

1143A      Old Thorpe Lane (land at), Tingley WF3

Site Details

Easting	428504	Northing	426353	Site area ha	7.2	SP7	Smaller Settlement Extension
HMCA	Outer South West				Ward	Ardsley and Robin Hood	

Site Characteristics

Site type	Mixed
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On-site land uses

Agriculture
Other
Dwellings

Neighbouring land uses

Agriculture
Dwellings
Transport tracks and ways

Other land uses

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

Description

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Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

1143A Old Thorpe Lane (land at), Tingley WF3

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

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

### SHLAA conclusions

**Availability:** Short ( $\leq 5$  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

Requires access through other parts of site 1143

3

##### Local network comments

Potential impacts at nearby motorway junctions

3

##### Mitigation measures

Potential for impact on Strategic Road Network

Total score

10

##### Highways site support

yes with mitigation

##### Contingent on other sites

##### Contingent on other sites

#### Highways Agency

##### Impact

##### Network Status

Likely to require significant physical mitigation

#### Network Rail

#### Yorkshire Water

##### Treatment Works

Knothrop

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

#### Environment Agency

##### Constraints

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

Outer South West

1143A      Old Thorpe Lane (land at), Tingley WF3

LCC

Ecology support

Supported

Supported

Ecology boundary

Education comments

Flood Risk

Flood Zone 1. YW pumping station within the site. Denshaw beck crosses the site.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

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

App Number	Proposal	Decision	% of site

Spatial relationships

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

Core Strategy		
Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	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 %	0.03
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Nearest train station	Morley
Nearest train station distance (m)	2332.94
Nearest bus stop	10891
Nearest bus stop distance (m)	286.35

Agricultural classification	Grade 3
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input 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 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. SHLAA site 1143 covers a significant area north of West Ardsley and has been split in six sections for the purposes of this assessment. Site A is the most northern part and extends up to the boundary with the motorway. It is not as well related to the existing settlement and its release would result in a ribbon development. The site is well contained between roads with little chance of further Green Belt sprawl. However, given its location development would be contingent on the release of site 1143B to link it to the settlement, and this would result in a substantial development.

### Site affects others?

### Sustainability summary

Minor negative - employment, economic growth, part greenfield and brownfield site and pollution. Minor positive - access to health, greenhouse emission, flood risk and accessibility.

### Summary of reps

pro  
con  
highway safety on the A650. Concerns have also been raised by a resident about the air pollution levels which are significant in this vicinity near to the motorway and Tingley roundabout. Pollution levels should be thoroughly checked out in this area and around junction 41 before any further housing is built in either of these two locations.  
Statutory  
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. These include SHLAA ref: 2062, 1032, 1046, 1017 & 1055.  
Sites which fall marginally outside the 400m catchments and have high bus frequencies or are small sites low capacity are less of concern but are flagged up nonetheless.  
The table also includes accessibility assessments results to access other services and facilities within acceptable journey times on public transport. 441m to the core network. 4 buses an hour. No access to primary schools. Access to secondary schools and healthcare.

### Comments on phasing

### DPP Allocation

Not proposed as housing allocation

### DPP Allocation Conclusion

Green Belt site. SHLAA site 1143 covers a significant area north of West Ardsley and has been split in six sections for the purposes of this assessment. Site A is the most northern part and extends up to the boundary with the motorway. It is not as well related to the existing settlement and its release would result in a ribbon development. The site is well contained between roads with little chance of further Green Belt sprawl. However, given its location development would be contingent on the release of site 1143B to link it to the settlement, and this would result in a substantial development.

Outer South West

1143B      Old Thorpe Lane (land at), Tingley WF3

Site Details

Easting	428796	Northing	426199	Site area ha	9.2	SP7	Smaller Settlement Extension
HMCA	Outer South West				Ward	Ardsley and Robin Hood	

Site Characteristics

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

Other land uses - None

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

Description	
Greenfield belt site. Greenfield	

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?	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 West

1143B Old Thorpe Lane (land at), Tingley WF3

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

Well contained site with strong links to the settlement.

### SHLAA conclusions

**Availability:** Short ( $\leq 5$  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

Various access points available off Bradford Rd and Thorpe Lane

4

##### Local network comments

Potential impacts at nearby motorway junctions

3

##### Mitigation measures

Potential for impact on Strategic Road Network

Total score

11

##### Highways site support

yes with mitigation

##### Contingent on other sites

##### Contingent on other sites

#### Highways Agency

##### Impact

##### Network Status

Likely to require significant physical mitigation

#### Network Rail

#### Yorkshire Water

##### Treatment Works

Knothrop

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

#### Environment Agency

##### Constraints

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

Outer South West

1143B      Old Thorpe Lane (land at), Tingley WF3

LCC	
Ecology support	Supported
Supported	

Ecology boundary	

Education comments	
3078A+1072+3373A and C+1336+3456A+536+1143B, D and F+2155+1274+1032+1067B+1069+2128 +1258+3365 = 2685 houses generates 671 primary and 268.5 secondary children. 1x2FE and 1xFE primary school required.	

Flood Risk	
Flood Zone 1. Two number YW rising mains located within the site.	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
English Heritage	

Natural England	

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

App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations		Core Strategy	
N32 Greenbelt	100.00	Main Urban Area	0.00
N34 PAS	0.00	Major Settlement	0.00
RL1 Rural Land	0.00	Minor Settlement	1.00
N1 Greenspace	0.07	Overlaps Urban Extension	<input checked="" type="checkbox"/>
N1A Allotments	0.00		
N5 Open Space	0.00		
N6 Playing Pitch	0.00		
N8 Urban Green Corridor	0.00		
CC Shopping Quarter	0.00		
UDP City Centre	0.00		
S2S6 Town Centre	0.00		
Proposed Local Centre	0.00		
Overlaps N37 SLA	<input type="checkbox"/>		
Sch. Ancient Mon.	0.00		

Other Spatial Relationship

LCC ownership %	0.07
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Nearest train station	Morley
Nearest train station distance (m)	2643.86
Nearest bus stop	2610
Nearest bus stop distance (m)	201.08

Agricultural classification	Grade 3
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" 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. SHLAA site 1143 covers a significant area north of West Ardsley and has been split in six sections for the purposes of this assessment. Site B has strong links to the settlement and is well contained by existing roads to the north and east, resulting in a low potential for further sprawl. The south eastern corner is designated as a Park and Ride site in the existing UDP.

Site affects others?

Sustainability summary

Significant negative - greenfield site. Minor negative - pollution. Minor positive - access to schools, flood risk and transport network.

Summary of reps

Pro  
they have excellent highway links and will not have and major impact on current infrastructure

Con  
biuld out existing planning permissions first.  
proposals for the area need to be taken into account with Kirklees proposals for the Chidswell area.  
The South Eastern corner of the site is used for the annual circus and is currently designated as Park and Ride in the UDP. Retention as Park and Ride would be preferable if we are to have any hope of improving public transport links in the area. An extension of the NGT system to Tingley would be welcome. We do not agree that these sites are the most suitable for housing, when the Tingley Station site, which does not lie within the Green Belt has been identified as an amber site. The Tingley Station site has far greater potential to be allocated for housing and deliver a large quantum of dwellings for the Outer South West area without the need for the loss of Green Belt land in this area.

Satutory - 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. These include SHLAA ref: 2062, 1032, 1046, 1017 & 1055.  
Sites which fall marginally outside the 400m catchments and have high bus frequencies or are small sites low capacity are less of concern but are flagged up nonetheless.  
The table also includes accessibility assessments results to access other services and facilities within acceptable journey times on public transport. 441m to the core network. 4 buses an hour. No access to primary schools. Access to secondary schools and healthcare.

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

Green Belt site. SHLAA site 1143 covers a significant area north of West Ardsley and has been split in six sections for the purposes of this assessment. Site B has strong links to the settlement and is well contained by existing roads to the north and east, resulting in a low potential for further sprawl. The south eastern corner is designated as a Park and Ride site in the existing UDP.

Outer South West

1143C      Old Thorpe Lane (land at), Tingley WF3

Site Details

Easting	428722	Northing	426125	Site area ha	1.6	SP7	Smaller Settlement Extension
HMCA	Outer South West				Ward	Ardsley and Robin Hood	

Site Characteristics

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

Other land uses - None

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

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

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 encroahment

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

Well contained site with strong links to settlement.
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## Outer South West

1143C Old Thorpe Lane (land at), Tingley WF3

### SHLAA conclusions

**Availability:** Short ( $\leq 5$  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

Various access points available off Bradford Rd

4

##### Local network comments

Potential impacts at nearby motorway junctions

3

##### Mitigation measures

Potential for impact on Strategic Road Network

Total score

11

##### Highways site support

yes with mitigation

##### Contingent on other sites

##### Contingent on other sites

#### Highways Agency

Impact	Network Status
Likely to require significant physical mitigation	

#### Network Rail

#### Yorkshire Water

Treatment Works Knothrop

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

#### Environment Agency

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

#### LCC

Ecology support	Supported
Supported	

Outer South West

1143C      Old Thorpe Lane (land at), Tingley WF3

Ecology boundary

Education comments

Flood Risk

Flood Zone 1. YW rising main runs along Eastern boundary of the site.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

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

App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations		
N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	94.26	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban 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 %		94.27

1143C      Old Thorpe Lane (land at), Tingley WF3

Nearest train station	Morley
Nearest train station distance (m)	2648.16
Nearest bus stop	2610
Nearest bus stop distance (m)	162.38

Agricultural classification	Grade 3
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" 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. SHLAA site 1143 covers a significant area north of West Ardsley and has been split in six sections for the purposes of this assessment. Site C is an existing playing pitch and designated as N1 greenspace in the existing UDP. Loss of greenspace would need to be considered through the greenspace review. See greenspace section, page 37, question G10. The site also has no road frontage so would need to be developed with 1143B.

Site affects others?

Sustainability summary

Significant negative - loss of greenspace, greenfield site. Minor negative - access to schools and health, community participation and pollution. Minor positive - greenhouse emissions, flood risk and accessibility.

Summary of reps

Pro  
Two comments pro -Should be released for housing and would improve appearance of the area

Anti  
Should be retained as green space.

No Statutory comment

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. SHLAA site 1143 covers a significant area north of West Ardsley and has been split in six sections for the purposes of this assessment. Site C is an existing playing pitch and designated as N1 greenspace in the existing UDP. Loss of greenspace would need to be considered through the greenspace review. See greenspace section, page 37, question G10. The site also has no road frontage so would need to be developed with 1143B.

Outer South West

1143D      Old Thorpe Lane (land at), Tingley WF3

Site Details

Easting	429226	Northing	426198	Site area ha	18.3	SP7	Smaller Settlement Extension
HMCA	Outer South West				Ward	Ardsley and Robin Hood	

Site Characteristics

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

Other land uses - None

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

Description	
Greenbelt. Greenfield.	

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroahment

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

1143D Old Thorpe Lane (land at), Tingley WF3

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

Well contained site with strong links to the settlement.

### SHLAA conclusions

**Availability:** Short ( $\leq 5$  yrs)

**Suitability:** LDF to determine

**Achievability:** Longterm (11+yrs)

### Summary of infrastructure provider comments

#### LCC Highways Comments

Public transport accessibility comments

Just outside accessibility criteria

Rank (1-5)

3

Access comments

Various access points available off Bradford Rd and Thorpe Lane

4

Local network comments

Potential impacts at nearby motorway junctions

3

Mitigation measures

Potential for impact on Strategic Road Network

Total score

10

Highways site support

yes with mitigation

Contingent on other sites

Contingent on other sites

#### Highways Agency

Impact

Network Status

Likely to require significant physical mitigation

#### Network Rail

#### Yorkshire Water

Treatment Works

Knostrop

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

#### Environment Agency

Constraints

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

Outer South West

1143D      Old Thorpe Lane (land at), Tingley WF3

LCC	
Ecology support	Supported
Supported	

Ecology boundary	

Education comments	
3078A+1072+3373A and C+1336+3456A+536+1143B, D and F+2155+1274+1032+1067B+1069+2128 +1258+3365 = 2685 houses generates 671 primary and 268.5 secondary children. 1x2FE and 1xFE primary school required.	

Flood Risk	
Flood Zone 1. Some field drainage within the site.	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
English Heritage	
Black Gates House, to the south of this area, is a Grade II Listed Building. If allocated, development proposals would need to ensure that those elements which contribute to the significance of these assets are not harmed.	

Natural England	

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

App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations		
N32 Greenbelt	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	0.01	
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	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 %	0.02
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Nearest train station	Morley
Nearest train station distance (m)	2958.61
Nearest bus stop	5885
Nearest bus stop distance (m)	304.03

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

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



## Conclusions

### Issues and Options Summary

Green Belt site. SHLAA site 1143 covers a significant area north of West Ardsley and has been split in six sections for the purposes of this assessment. Site D is well related to the existing settlement and has a road frontage along the southern and western boundaries. The site is well contained as the motorway abuts the site from the north, consequently there is no opportunity for further sprawl into the Green Belt.

### Site affects others?

### Sustainability summary

Significant negative - loss of greenspace, greenfield site. Minor negative - access to schools and health and pollution. Minor positive - flood risk.

### Summary of reps

#### Pro-development

- In terms of local services, there is a co-op approximately 500m further along the A650 and a newsagents, Post Office, Mini-Mart and hairdressers at the junction of Westerton Road and Haigh Moor Road approximately 1.1km away from the site. There are two pubs in the area, The Smithy is 1km away from the site and the White Bear 1.3km away. Further services can be found in Middleton. The closest Supermarkets are ASDA, 3.7km away and Sainsburys 3.8km away at the White Rose Centre.
- The closest doctors surgery is Leigh View Medical Practice located in Tingley 140m away from the site. This surgery also has an on-site pharmacy. Other doctors surgeries are located in Middleton and Morley. The closest dentists is Issacs, Robson and Associates which is located 1.3km away on the A650. Further dentists can be found in Middleton and Morley.
- Blackgates Primary School 300m from the site and Woodkirk Academy 1.9km away.
- There are excellent links to the motorway network as Junction 28 of the M62 is approximately 1100m away. There is a bus stop directly outside the site on the A650 Bradford Road where the following services can be accessed: 427 – Wakefield Bus Station to Bradford Interchange every half an hour. Further west on Bradford Road, approximately 500m are more bus stops, with busses to more destinations including: 85 – Bramley Shopping Centre to Morley Town Hall every hour. This service provides access to the White Rose Centre; 117 – Overton Black Swan to Leeds City Bus Station via Wakefield Bus Station every hour (more at peak times).
- The nearest train station is 3km away in Morley. From here there are services to Leeds every 30 minutes, Huddersfield every hour and Manchester Victoria every hour.
- The site is close to the “Strategic Location for Jobs Growth (1000 + FTE jobs)” as identified in the draft Core Strategy which is approximately 1100m away at Junction 28 of the M62. This strategic area for obs growth needs to be matched with new housing in easily accessible locations. This site off Old Thorpe Lane can already access J28 of the M62 easily using regular local bus services, therefore this site provides an ideal location for housing growth. The Junction 41 Business Park is located 3km from the site at Junction 41 of the M1 motorway.
- Development would not lead to neighbouring towns merging into one another as this site is bounded to the west by the A654 Thorpe Lane, to the north by the M62 Motorway and to the east partly by residential development.

#### Anti-development

- Most of the open frontages to Bradford Road and Westerton Road would be built on, removing open aspects and distant views
- the proposed green housing sites when taken together would definitely not be fair to West Ardsley and Tingley. No justification has been given as to why there is such a concentration here, nor any evidence of local need.
- The 13 green housing sites in Ardsley and Tingley seem to have been assessed individually rather than their cumulative impact. This impact is potentially very much greater when considered alongside Kirklees Council's proposals for the Chidswell area, and comes on top of the huge impact on West Ardsley of major housing development in the 1990s - the estates now accessed by Lowry Road and Constable Road.
- Housing demand can be served by using the 21,000 planning permissions already granted and not yet built and returning the 12,000 empty homes in Leeds back into circulation.
- Appointments at the Leigh View Medical Practice usually necessitate a 3 week wait.
- A650 currently over used by traffic (A650 is a relief road for the M1 and M62 at times). Accidents on the M1/M62 occur frequently.
- The roads around East Ardsley and Westerton Primary schools are an obstacle course at school finishing times. Certain other spots are also a problem at times, for example the approach to the Esso filling station/Tesco store
- Number of cars using Tingley roundabout and passing Blackgates school
- The Haigh Moor sites are part of a natural valley which is popular for recreational activities. The whole site is considered best treated as one, therefore if the largest part 3373B is not to be used for housing then the other parts of the site should be treated in a similar manner
- The site used by annual events and seasonal events would be eliminated from an area which requires open space for our young people to use and have access to.
- wil close the gap between Tingley and East Ardsley.
- bridging green gap between Ardsley & Robin Hood
- The Tingley Station site has far greater potential to be allocated for housing and deliver a large quantum of dwellings for the Outer South West area without the need for the loss of Green Belt land in this area.

#### Neutral

- Black Gates House, to the south of this area, is a Grade II Listed Building. If allocated, development proposals would need to ensure that those elements which contribute to the significance of these assets are not harmed.

#### Statutory

##### Combined Authority (Metro)

##### Green Sites outside the Core Public Transport Network

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. These include SHLAA ref: 2062, 1032, 1046, 1017 & 1055.

Sites which fall marginally outside the 400m catchments and have high bus frequencies or are small sites low capacity are less of concern but

1143D      Old Thorpe Lane (land at), Tingley WF3

are flagged up nonetheless.  
The table also includes accessibility assessments results to access other services and facilities within acceptable journey times on public transport.  
Distance to Core Network (centre of site): 441; Buses per hour: 4; Access to primary schools: No; Access to secondary schools: Yes; Access to primary health: Yes

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

Green Belt site. SHLAA site 1143 covers a significant area north of West Ardsley and has been split in six sections for the purposes of this assessment. Site D is well related to the existing settlement and has a road frontage along the southern and western boundaries. The site is well contained as the motorway abuts the site from the north, consequently there is no opportunity for further sprawl into the Green Belt.

Outer South West

1143E      Old Thorpe Lane (land at), Tingley WF3

Site Details

Easting	429518	Northing	426110	Site area ha	5.1	SP7	Smaller Settlement Extension
HMCA	Outer South West				Ward	Ardsley and Robin Hood	

Site Characteristics

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

Other land uses - None

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

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

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

4. Preserve the setting and special character of historic towns

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

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

Strong links to settlement, fairly well contained by motorway to north.
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## Outer South West

1143E Old Thorpe Lane (land at), Tingley WF3

### SHLAA conclusions

**Availability:** Short ( $\leq 5$  yrs)

**Suitability:** LDF to determine

**Achievability:** Longterm (11+yrs)

### Summary of infrastructure provider comments

#### LCC Highways Comments

Public transport accessibility comments

Just outside accessibility criteria

Rank (1-5)

3

Access comments

Requires access through other parts of site 1143

3

Local network comments

Potential impacts at nearby motorway junctions

3

Mitigation measures

Potential for impact on Strategic Road Network

Total score

9

Highways site support

no

Contingent on other sites

Contingent on other sites

#### Highways Agency

Impact

Network Status

Likely to require significant physical mitigation

#### Network Rail

#### Yorkshire Water

Treatment Works

Knostrop

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

#### Environment Agency

Constraints

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

#### LCC

Ecology support

Supported

Supported

Outer South West

1143E      Old Thorpe Lane (land at), Tingley WF3

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
10/03657/COND	Consent, agreement or approval required by condition 12, 13, 14 and 15 of Planning Application 23/295/04/FU	A	99

Spatial relationships

UDP Designations

N32 Greenbelt	99.94	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	19.52	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
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 %	99.82
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Nearest train station	Morley
Nearest train station distance (m)	3241.36
Nearest bus stop	4865
Nearest bus stop distance (m)	274.85

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

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

## Conclusions

### Issues and Options Summary

Green Belt site. SHLAA site 1143 covers a significant area north of West Ardsley and has been split in six sections for the purposes of this assessment. Site E is currently in use as a football ground and part of the playing field is protected being designated as N6 protected playing pitch in the existing UDP. Loss of greenspace would need to be considered through the greenspace review. See greenspace section, page 37, question G11.

### Site affects others?

### Sustainability summary

Significant negative - greenfield site and loss of greenspace. Minor negative - access to schools and health, community cohesion and pollution. Minor positive - flood risk.

### Summary of reps

#### Anti-development

- The above sites are all on the A650 route ex Junction 41 of M1 to tingley junction 28 M62. This road is extremely congested during daylight hours at present. Accidents on the M1/M62 occur frequently - A650 is further congested. Speed limit at 40mph is dangerous.
- should be protected for playing fields
- tending to close the gap between Tingley and East Ardsley

#### Statutory

##### Sport England

Thorpe Lane, Tingley N6 allocation deletion.

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

The outer south west area has by far the worse deficiency in outdoor sport, something this site could help rectify. Regard has to be had to the evidence available and ensure if developed the outdoor sports facilities are replaced like for like in a suitable location.

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

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

### Comments on phasing

### DPP Allocation

Not proposed as housing allocation

### DPP Allocation Conclusion

Green Belt site. SHLAA site 1143 covers a significant area north of West Ardsley and has been split in six sections for the purposes of this assessment. Site E is currently in use as a football ground and part of the playing field is protected being designated as N6 protected playing pitch in the existing UDP. Loss of greenspace would need to be considered through the greenspace review. See greenspace section, page 37, question G11.

Outer South West

1143F      Old Thorpe Lane (land at), Tingley WF3

Site Details

Easting	429762	Northing	426262	Site area ha	11.3	SP7	Smaller Settlement Extension
HMCA	Outer South West				Ward	Ardsley and Robin Hood	

Site Characteristics

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

Other land uses - None

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

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

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

1143F Old Thorpe Lane (land at), Tingley WF3

### 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.

### SHLAA conclusions

**Availability:** Short ( $\leq 5$  yrs)

**Suitability:** LDF to determine

**Achievability:** Longterm (11+yrs)

### Summary of infrastructure provider comments

#### LCC Highways Comments

Public transport accessibility comments

Just outside accessibility criteria

Rank (1-5)

3

Access comments

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

4

Local network comments

Potential impacts at nearby motorway junctions

3

Mitigation measures

Potential for impact on Strategic Road Network

Total score

10

Highways site support

yes with mitigation

Contingent on other sites

Contingent on other sites

#### Highways Agency

Impact

Network Status

#### Network Rail

#### Yorkshire Water

Treatment Works

Knostrop

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

#### Environment Agency

Constraints

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

Outer South West

1143F      Old Thorpe Lane (land at), Tingley WF3

LCC	
Ecology support	Supported
Supported	

Ecology boundary	

Education comments	
3078A+1072+3373A and C+1336+3456A+536+1143B, D and F+2155+1274+1032+1067B+1069+2128 +1258+3365 = 2685 houses generates 671 primary and 268.5 secondary children. 1x2FE and 1xFE primary school required.	

Flood Risk	
Flood Zone 1. Culvert crosses Souther corner of site.	

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

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Morley
Nearest train station distance (m)	3351.12
Nearest bus stop	8484
Nearest bus stop distance (m)	225.24

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

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

## Conclusions

### Issues and Options Summary

Green Belt site. SHLAA site 1143 covers a significant area north of West Ardsley and has been split in six sections for the purposes of this assessment. Site F is the most eastern part of the site and like the others is well contained by development to the south and the motorway, these boundaries reduce the potential for unrestricted sprawl. The site itself is well connected to the settlement but only has a small road frontage with the majority of the site set behind exiting properties.

### Site affects others?

### Sustainability summary

Significant negative - greenfield and loss of greenspace. Minor negative - access to schools and health, community cohesion and pollution. Minor positive - flood risk.

### Summary of reps

#### Pro-development

- The proposed development would be contained by development to the south and the M62 to the north. These boundaries reduce the potential for unrestricted sprawl.
- In terms of local services, there is a Co-op, 500m away on the A650, and a Post Office 1.3km from the site. Further services can be found in Middleton. The closest large supermarket is Sainsburys 3.1km away at the White Rose Centre, Middleton where a wide range of shops and leisure facilities can also be found.
- With regard to health facilities, the closest doctors surgery is Leigh View Medical Practice, 600m away from the site. This surgery also has an on-site pharmacy. The closest dentists is Issacs, Robson and Associates which is located 1.1km away on the A650. Further doctors and dentists can be found in Middleton and Morley.
- In respect to education, the site is 1.2km away from East Ardsley Primary School and 2.3km away from Woodkirk Academy.
- There are excellent links to the motorway network as Junction 29 of the M62 and Junction 41 of the M1 is 2.4km away.
- There are bus stops on Common Lane, where the following services can be accessed: 481 – Wakefield to Leeds (every hour); 117 – Wakefield to Leeds via Ossett (every hour); 85 – Bramley to Morley (5 services a day). There are also bus stops on Bradford Road where the following services can be accessed: 427 - Wakefield to Bradford (every hour).
- The nearest train station is 3.2km away in Outwood. From here there are regular services to Leeds, Doncaster and Sheffield.
- The site is close to the “Strategic Location for Jobs Growth (1000 + FTE jobs)” as identified in the draft Core Strategy which is approximately 1.7km away at Junction 28 of the M62. This strategic area for jobs growth needs to be matched with new housing in easily accessible locations. The site off Old Thorpe Lane can already access J28 of the M62 easily using bus services available approximately 500m away from the site on Bradford road, therefore this site provides an ideal location for housing growth. Junction 41 of the M1 is also a key employment area, located 2.1km from the site. The White Rose Centre is a major employer in the area and has plans to expand, creating new jobs.

#### Anti-development

- The A650 between the M62 JN28 at Tingley and the M1 JN41 at East Ardsley is already very busy and at peak times congested, particularly around the Tesco Express Service Station at East Ardsley.
- East Ardsley West Ardsley and Tingley will just become one built up area hemmed in by the M62
- has several drainage ditches on its boundary and across the middle, which take up excess water from the motorway and when it rains etc. this land also floods after heavy rain on the southern boundary.
- Common Lane has vehicles, in some places, parked on both sides of the road. I have to come out onto common Lane from The Grove and now it is hazardous without introducing the large amount of traffic these sites will generate.
- A650 congested. The roads around East Ardsley and Westerton Primary schools are an obstacle course at school finishing times. Certain other spots are also a problem at times, for example the approach to the Esso filling station/Tesco store.
- the medical practice at Leigh View does not seem to be coping with present demands. Although one can usually get a short appointment within a reasonable time, with a duty doctor, the waiting time for a longer appointment, particularly with a doctor of your choice, can be two weeks or more. Nor are there any NHS dental services in the immediate area

#### 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): 825; Buses per hour: 19; Access to primary schools: No; Access to secondary schools: No; Access to primary health: Yes

### Comments on phasing

### DPP Allocation

Not proposed as housing allocation

### DPP Allocation Conclusion

Green Belt site. SHLAA site 1143 covers a significant area north of West Ardsley and has been split in six sections for the purposes of this assessment. Site F is the most eastern part of the site and like the others is well contained by development to the south and the motorway, these boundaries reduce the potential for unrestricted sprawl. The site itself is well connected to the settlement but only has a small road

**Outer South West**

**1143F      Old Thorpe Lane (land at), Tingley WF3**

frontage with the majority of the site set behind exiting properties.

Site Details

Easting	425660	Northing	428769	Site area ha	1	SP7	Major Settlement Infill
HMCA	Outer South West				Ward	Morley North	

Site Characteristics

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

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

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

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

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

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

Other land uses - None

Topography	Flat	Landscape	Significant Tree Cover
Boundaries	Poorly defined	Road front	No

Description
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

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## Outer South West

1166 Horsfall Street (land at), Churwell, Morley LS27

### SHLAA conclusions

Availability: Short (= <5 yrs)

Suitability: Unsuitable

Achievability: Uncertain

### Summary of infrastructure provider comments

#### LCC Highways Comments

##### Public transport accessibility comments

Good accessibility

Rank (1-5)

5

##### Access comments

No highway frontage

1

##### Local network comments

Spare capacity but cumulative issues

3

##### Mitigation measures

No highway frontage so no measures are suitable

Total score

9

##### Highways site support

no

##### Contingent on other sites

##### Contingent on other sites

#### Highways Agency

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

#### Network Rail

#### Yorkshire Water

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

#### Environment Agency

##### Constraints

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

#### LCC

Ecology support	Supported
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Supported

Outer South West

1166      Horsfall Street (land at), Churwell, Morley LS27

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
13/00336/FU	Detached dwelling	W	100

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.00
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1166      Horsfall Street (land at), Churwell, Morley LS27

Nearest train station	Morley
Nearest train station distance (m)	1463.34
Nearest bus stop	10523
Nearest bus stop distance (m)	142.20

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" 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

Triangular piece of land behind existing residential properties. No suitable access into site. Adjacent existing school. We are consulting Education on all sites and any comments received will be considered before making final decisions on sites (ie as to whether the site could be needed for expansion).

Site affects others?

Sustainability summary

Significant negative - greenfield site. Minor negative - pollution. Significant positive - greenhouse emissions and accessibility. Minor positive - access to schools, health and greenspace, and transport network.

Summary of reps

METRO  
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 1.04 168 4 Yes Yes Yes

PRO  
None

ANTI  
Site should be developed as a school not housing.

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Triangular piece of land behind existing residential properties. No suitable access into site. Adjacent existing school. We are consulting Education on all sites and any comments received will be considered before making final decisions on sites (ie as to whether the site could be needed for expansion).

Outer South West

1171A Whitehall Road (south of) - Harpers Farm

Site Details

Easting	425498	Northing	431242	Site area ha	6.3	SP7	Main Urban Area Extension
HMCA	Outer South West, Outer West				Ward	Farnley and Wortley	

Site Characteristics

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

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

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

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

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

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

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

Other land uses - None

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

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

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

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?	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	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	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 West

### 1171A Whitehall Road (south of) - Harpers Farm

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

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

#### SHLAA conclusions

**Availability:** Short ( $\leq 5$  yrs)

**Suitability:** LDF to determine

**Achievability:** Longterm (11+yrs)

#### Summary of infrastructure provider comments

##### LCC Highways Comments

###### Public transport accessibility comments

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

Rank (1-5)

4

###### Access comments

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

5

###### Local network comments

Congestion on Outer Ring Road and M621

3

###### Mitigation measures

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

Total score

12

###### Highways site support

Yes with mitigation

###### Contingent on other sites

###### Contingent on other sites

#### Highways Agency

##### Impact

##### Network Status

No objection subject to mitigation

#### Network Rail

#### Yorkshire Water

##### Treatment Works

Knothrop

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

#### Environment Agency

##### Constraints

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

## Outer South West

1171A Whitehall Road (south of) - Harpers Farm

## LCC

Ecology support	Supported
Supported	

## Ecology boundary

## Education comments

## Flood Risk

Flood Zone 1. Large pond adjacent.

## Utilities

Gas	
-----	--

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	<input type="checkbox"/>
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	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	Cottingley
Nearest train station distance (m)	2220.49
Nearest bus stop	1149
Nearest bus stop distance (m)	175.44

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 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 checked="" type="checkbox"/>

Conclusions

Issues and Options Summary

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

Site affects others?

Sustainability summary

Significant negative - greenfield site. Minor negative - waste. Minor positive access to health, greenhouse emissions, flood risk, transport network and accessibility.

Summary of reps

METRO  
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).  
G 10.66 144 7 Yes Yes Yes

PRO  
surely if 1171b is green belt then both of these adjacent areas should also be green sites. (1171b has been coded green)

ANTI

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

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

Outer South West

1171B Whitehall Road (south of) - Harpers Farm

Site Details

Easting	425955	Northing	431377	Site area ha	10.7	SP7	Main Urban Area Extension
HMCA	Outer South West				Ward	Farnley and Wortley	

Site Characteristics

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

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

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

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

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

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

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

Other land uses - None

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

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

Greenbelt. Greenfield 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?	Yes
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	No
Unrestricted Sprawl Conclusion	High potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

### 1171B Whitehall Road (south of) - Harpers Farm

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

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

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

Rank (1-5)

4

###### Access comments

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

5

###### Local network comments

Congestion on Outer Ring Road and M621

3

###### Mitigation measures

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

Total score

12

###### Highways site support

Yes with mitigation

###### Contingent on other sites

###### Contingent on other sites

#### Highways Agency

##### Impact

##### Network Status

No objection subject to mitigation

#### Network Rail

#### Yorkshire Water

##### Treatment Works

Knostrop

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

#### Environment Agency

##### Constraints

Outer South West

1171B Whitehall Road (south of) - Harpers Farm

LCC	
Ecology support	Supported
Supported	

Ecology boundary	

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

Flood Risk	
Flood Zone 1	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
English Heritage	
Harper House and the attached barn at Harper Farm, to the west of this site, are Grade II Listed Buildings. There is a requirement in the 1990 Act that “special regard” should be had to the desirability of preserving Listed Buildings or their setting or any features of special architectural or historic interest which they possess. Consequently, if allocated, any development proposals for this area would need to ensure that those elements which contribute to the significance of this asset are not harmed.	

Natural England	

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	93.50 % overlap
N34 PAS	0.00
RL1 Rural Land	0.00
N1 Greenspace	0.00
N1A Allotments	0.00
N5 Open Space	0.00
N6 Playing Pitch	0.00
N8 Urban Green Corridor	0.00
CC Shopping Quarter	0.00
UDP City Centre	0.00
S2S6 Town Centre	0.00
Proposed Local Centre	0.00
Overlaps N37 SLA	<input type="checkbox"/>

Core Strategy	
Main Urban Area	6.50 % overlap
Major Settlement	0.00
Minor Settlement	0.00
Overlaps Urban Extension	<input checked="" type="checkbox"/>

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

1171B Whitehall Road (south of) - Harpers Farm

Sch. Ancient Mon.	0.00
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Other Spatial Relationship

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

Nearest train station	Cottingley
Nearest train station distance (m)	1936.41
Nearest bus stop	1499
Nearest bus stop distance (m)	181.22

Agricultural classification	Grade 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 checked="" type="checkbox"/>

Conclusions

Issues and Options Summary

Green Belt site. Relates well to main urban area. Existing development on three sites of site. Sites 2078, 3056 4029 and 1171B could be linked dependent on the necessary infrastructure and link road from Whitehall Road to Gelderd Road.

Site affects others?

Sustainability summary

Significant negative - greenfield site. Minor negative - access to greenspace and waste. Minor positive - access to health, greenhouse emissions, flood risk, transport network and accessibility.

Summary of reps

WYCA  
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.  
G 10.66 144 7 Yes Yes Yes  
  
PRO  
None  
  
ANTI  
a58 Whitehall road, Large Pylon in field, This site is an old burial site with graves underneath

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

Green Belt site. Relates well to main urban area. Existing development on three sites of site. Sites 2078, 3056 4029 and 1171B could be linked dependent on the necessary infrastructure and link road from Whitehall Road to Gelderd Road.

Outer South West

1200A Highfield Drive/Harthill Lane (land off), Gildersome LS27

Site Details

Easting	424936	Northing	429344	Site area ha	3.4	SP7	Smaller Settlement Extension
HMCA	Outer South West				Ward	Morley North	

Site Characteristics

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

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

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

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

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

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

Other land uses - None

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

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

Greenbelt. Greenfield 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?	Yes
Would development round off the settlement?	Partial
Is there a good existing barrier between the existing urban area and the undeveloped land?	No

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

2. Prevent neighbouring towns from merging

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

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

3. Assist in safeguarding the countryside from encroachment

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

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

4. Preserve the setting and special character of historic towns

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

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

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

Green Belt site. Development would partially round off the existing settlement. Part of the site includes a designated proposed area of greenspace (N5) on the existing UDP. See also greenspace section, page 37, question G12.
--

**Outer South West****1200A Highfield Drive/Harthill Lane (land off), Gildersome LS27****SHLAA conclusions****Availability:** Short ( $\leq 5$  yrs)**Suitability:** LDF to determine**Achievability:** Longterm (11+yrs)**Summary of infrastructure provider comments****LCC Highways Comments**

## Public transport accessibility comments

Meets Core Strategy standards except secondary school

**Rank (1-5)****4**

## Access comments

Potential access off Highfield Garden for up to 50 dwellings

**4**

## Local network comments

Potential cumulative impact with adjacent sites

**4**

## Mitigation measures

50 dwelling max

**Total score****12**

## Highways site support

yes

## Contingent on other sites

access not suitable for adjacent sites

## Contingent on other sites

access not suitable for adjacent sites

**Highways Agency**

## Impact

No objection

## Network Status

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

## Treatment Works

Knothrop

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

**Environment Agency**

## Constraints

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

**LCC**

## Ecology support

Supported with mitigation

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

Outer South West

1200A Highfield Drive/Harthill Lane (land off), Gildersome LS27

Ecology boundary

Education comments

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

Flood Risk

Flood Zone 1

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

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

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

Spatial relationships

UDP Designations

N32 Greenbelt	99.99	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	9.56	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Morley
Nearest train station distance (m)	2376.65
Nearest bus stop	13226
Nearest bus stop distance (m)	249.61

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 checked="" type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input type="checkbox"/>

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



## Conclusions

### Issues and Options Summary

Green Belt site. Development would partially round off the existing settlement. Part of the site includes a designated proposed area of greenspace (N5) on the existing UDP. See also greenspace section, page 37, question G12.

### Site affects others?

### Sustainability summary

Significant negative - greenfield site and ecology objection. Minor positive - access to health, greenhouse emissions, flood risk, transport network and accessibility.

### Summary of reps

WYCA  
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.  
G 3.42 249 6 Yes Yes Yes

PRO

ANTI

Following roads with congested/traffic concerns:  
A62, A58, M62, M621 Town Street and  
Branchend A650 from East Ardsley to Tingley

### Comments on phasing

### DPP Allocation

Preferred housing allocation

### DPP Allocation Conclusion

Green Belt site. Development would partially round off the existing settlement. Part of the site includes a designated proposed area of greenspace (N5) on the existing UDP. See also greenspace section, page 37, question G12.

Outer South West

1200B Highfield Drive/Harthill Lane (land off), Gildersome LS27

Site Details

Easting	424993	Northing	429434	Site area ha	1.5	SP7	Smaller Settlement Extension
HMCA	Outer South West				Ward	Morley North	

Site Characteristics

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

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

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

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

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

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

Other land uses - None

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

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

--

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?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	No
Unrestricted Sprawl Conclusion	High potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

Green Belt site. Development would represent an incursion into Green Belt, not well related to the existing settlement, creating a precedent for further sprawl. The site has no access.
--

**Outer South West****1200B Highfield Drive/Harthill Lane (land off), Gildersome LS27****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**

Meets Core Strategy standards except secondary school

**Rank (1-5)****4****Access comments**

No highway frontage or suitable access

**1****Local network comments**

Potential cumulative impact with adjacent sites

**4****Mitigation measures**

50 dwelling max

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

no

**Contingent on other sites****Contingent on other sites****Highways Agency****Impact**

No objection

**Network Status****Network Rail****Yorkshire Water****Treatment Works**

Knothrop

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

**Environment Agency****Constraints**

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

**LCC****Ecology support**

Not supported

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

Outer South West

1200B Highfield Drive/Harthill Lane (land off), Gildersome LS27

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	Morley
Nearest train station distance (m)	2377.46
Nearest bus stop	13226
Nearest bus stop distance (m)	352.91

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 checked="" 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 represent an incursion into Green Belt, not well related to the existing settlement, creating a precedent for further sprawl. The site has no access.

Site affects others?

Sustainability summary

Significant negative - greenfield site and ecology objection. Significant positive - access to health, greenhouse emissions, flood risk and accessibility.

Summary of reps

METRO  
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).  
G 3.42 249 6 Yes Yes Yes

PRO  
None

ANTI  
None

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. Development would represent an incursion into Green Belt, not well related to the existing settlement, creating a precedent for further sprawl. The site has no access.

Outer South West

1205 Mill Lane (land off), East Ardsley WF3

Site Details

Easting	431173	Northing	425630	Site area ha	1.2	SP7	Smaller Settlement Extension
HMCA	Outer South West				Ward	Ardsley and Robin Hood	

Site Characteristics

Site type	Mixed
-----------	-------

On-site land uses

Mineral works and quarries

Neighbouring land uses

Other land uses - None

Topography	Flat	Landscape	
Boundaries		Road front	No

Description

The site has industrial devlopment to the north and open fields to other boudaries. It is currently an active use as a safeguarded waste site as allocated in the WNRDPD.

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 encroahment

Strong defensible boundary between site and urban area	Yes
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas (SSSIs	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	No
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	No
Encroachment Conclusion	Site performs an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	No
Can development preserve this character?	No
Character Conclusion	No effect on the setting and special character of historic features

Outer South West

1205 Mill Lane (land off), East Ardsley WF3

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Housing as residential development here would represent an incursion into Green Belt, and the site is also unrelated to the existing settlement pattern at the back of an industrial mill.

SHLAA conclusions

Availability: Short (= <5 yrs) Suitability: LDF to determine Achievability: Longterm (11+ yrs)

Summary of infrastructure provider comments

LCC Highways Comments		Rank (1-5)
Public transport accessibility comments		
2buses per hour, 100% primary, 0% health, no secondary, access to local shops including a PO		3
Access comments		Rank (1-5)
No frontage to adopted highway		
Local network comments		Rank (1-5)
Potential cumulative impact with adjacent sites		
Mitigation measures		Total score
none identified to overcome site deficiencies		
Highways site support		Rank (1-5)
no		
Contingent on other sites		Rank (1-5)
Contingent on other sites		Rank (1-5)

Highways Agency			
Impact	No material impact	Network Status	No objection, no mitigation required

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	
FZ1 over 1ha. See comments in our previous I&O consultation. Ordinary watercourse (running through southern boundary). On historic landfill (eastern boundary).	

LCC	
Ecology support	Supported
Supported	



Outer South West

1205      Mill Lane (land off), East Ardsley WF3

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	0.01	
N1A Allotments	0.00	
N5 Open Space	9.40	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
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	Morley
Nearest train station distance (m)	4882.91
Nearest bus stop	7285
Nearest bus stop distance (m)	275.44

Agricultural classification	Grade 3
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input checked="" type="checkbox"/>

Conclusions

Issues and Options Summary

The site was incorrectly shown as a sieved out Minerals safeguarded site at Issues and Options stage. The site is allocated as a safeguarded waste site in the adopted Natural Resources and Waste DPD. In addition to this it is not considered suitable for housing as residential development here would represent an incursion into Green Belt, and the site is also unrelated to the existing settlement pattern and is at the back of an industrial mill.

Site affects others?

Sustainability summary

Summary of reps

METRO  
Nonr

PRO

ANTI

NEUTRAL

The fact that the McGregor's Yard is a safeguarded waste site should not therefore be a reason why this site has been sieved out prior to an assessment being undertaken. Therefore the site should be re-assessed for a range of uses including housing.

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

The site was incorrectly shown as a sieved out Minerals safeguarded site at Issues and Options stage. The site is allocated as a safeguarded waste site in the adopted Natural Resources and Waste DPD. In addition to this it is not considered suitable for housing as residential development here would represent an incursion into Green Belt, and the site is also unrelated to the existing settlement pattern at the back of an industrial mill.

Outer South West

1207 Millshaw Park Industrial Estate, Millshaw Park Lane, Millshaw LS11

Site Details

Easting	427933	Northing	429898	Site area ha	11.5	SP7	Main Urban Area Infill
HMCA	Outer South West				Ward	Morley North	

Site Characteristics

Site type	Brownfield
-----------	------------

On-site land uses

Manufacturing and Wholesale
Wholesale distribution

Neighbouring land uses

Office
Outdoor sport facility
Manufacturing and Wholesale

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description	
-------------	--

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 West

1207 Millshaw Park Industrial Estate, Millshaw Park Lane, Millshaw LS11

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

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### SHLAA conclusions

Availability: Unavailable

Suitability: LDF to determine

Achievability: Longterm (11+yrs)

### Summary of infrastructure provider comments

#### LCC Highways Comments

Public transport accessibility comments

Meets all Core Strategy standards except 15% secondary school

Rank (1-5)

4

Access comments

Existing access points are adequate for use

5

Local network comments

Busy local network but site is in existing use

4

Mitigation measures

Total score

13

Highways site support

yes

Contingent on other sites

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 Dewsbury Road cluster.

#### Network Rail

Footbridge to replace nearby LC; General asset protection issues

#### Yorkshire Water

Treatment Works	Knostrop
-----------------	----------

Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

#### Environment Agency

Constraints

FZ1 over 1 ha. See comments in main text of our response.

Outer South West

1207 Millshaw Park Industrial Estate, Millshaw Park Lane, Millshaw LS11

LCC

Ecology support

Supported

Supported

Ecology boundary

Education comments

Flood Risk

Flood Zone 1. Numerous public sewers located within the site.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations			Core Strategy		
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	0.40		Overlaps Urban Extension	<input checked="" type="checkbox"/>	
N1A Allotments	0.00				
N5 Open Space	0.00				
N6 Playing Pitch	0.00				
N8 Urban Green Corridor	0.00				
CC Shopping Quarter	0.00				
UDP City Centre	0.00				
S2S6 Town Centre	0.00				
Proposed Local Centre	0.00				
Overlaps N37 SLA	<input type="checkbox"/>				
Sch. Ancient Mon.	0.00				

Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	0.23
-----------------	------

Nearest train station	Cottingley
Nearest train station distance (m)	575.23
Nearest bus stop	11021
Nearest bus stop distance (m)	189.73

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 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 within an employment area and it is considered that the site should be retained for future employment use.

Site affects others?

Sustainability summary

Minor negative - employment, economic growth and pollution. Minor positive - access to health and greenspace, brownfield site, greenhouse emissions, transport network and accessibility.

Summary of reps

METRO  
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 11.50 176 8 Yes Yes Yes

PRO  
None

ANTI  
Site should be for employment only.

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

The site is within an employment area and it is considered that the site should be retained for future employment use.



Outer South West

1208 White Rose Shopping , Dewsbury Road LS11

Site Details

Easting	428188	Northing	429124	Site area ha	32.6	SP7	Main Urban Area Infill
HMCA	Outer South West				Ward	Morley North	

Site Characteristics

Site type	Brownfield
-----------	------------

On-site land uses
-------------------

Shops
-------

Restaurants and Cafes
-----------------------

Neighbouring land uses
------------------------

Office
--------

Agriculture
-------------

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description
-------------

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 West

1208 White Rose Shopping , Dewsbury Road LS11

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

### SHLAA conclusions

Availability: Unavailable

Suitability: LDF to determine

Achievability: Longterm (11+yrs)

### Summary of infrastructure provider comments

#### LCC Highways Comments

##### Public transport accessibility comments

100% of the site has access to 4 buses per hour, 15% of the site meets core strategy standards for primary education, 15% for health and 100% secondary education

Rank (1-5)

4

##### Access comments

Existing access arrangements for the White Rose would be suitable for housing development

5

##### Local network comments

Housing would be less intensive than the White Rose Centre

5

##### Mitigation measures

Total score

14

##### Highways site support

yes

##### Contingent on other sites

obvious links to adjacent sites

##### Contingent on other sites

obvious links to adjacent 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 Dewsbury Road cluster.

#### Network Rail

Footbridge to replace nearby LC; General asset protection issues

#### Yorkshire Water

Treatment Works	Knostrop
-----------------	----------

Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

#### Environment Agency

##### Constraints

FZ1 over 1 ha. See comments in main text of our response.

Outer South West

1208      White Rose Shopping , Dewsbury Road LS11

LCC

Ecology support

Supported

Supported

Ecology boundary

Education comments

Flood Risk

Mostly Flood Zone 1, but Cotton Mill Beck and Millshaw Beck run along the Southern and Eastern boundaries of the site.

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	3.85	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	96.15	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	2.16
-----------------	------

Nearest train station	Cottingley
Nearest train station distance (m)	1241.64
Nearest bus stop	11121
Nearest bus stop distance (m)	292.74

Agricultural classification	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 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

In current retail use (White Rose Centre)

Site affects others?

Sustainability summary

Minor negative - employment, economic growth, access to health and pollution. Minor positive - greenfield site, greenhouse emissions, flood risk, transport network and accessibility.

Summary of reps

METRO  
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 32.63 207 8 Yes Yes Yes

PRO

ANTI

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

In current retail use (White Rose Centre)

Outer South West

1209      Dewsbury Road - Cotton Mill (Site A) and Grove Farm (Site B)   LS11

Site Details

Easting	428222	Northing	428395	Site area ha	33.3	SP7	Main Urban Area Extension
HMCA	Outer South West				Ward	Morley South	

Site Characteristics

Site type	Mixed
-----------	-------

On-site land uses
-------------------

Agriculture
-------------

Storage
---------

Neighbouring land uses
------------------------

Agriculture
-------------

Shops
-------

Transport tracks and ways
---------------------------

Other land uses - None

Topography	Sloping	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description	
-------------	--

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?	Yes
Do features provide boundaries to contain the development?	No
Coalescence Conclusion	No merging but would significantly reduce the green belt gap

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	Yes
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas (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 West

### 1209 Dewsbury Road - Cotton Mill (Site A) and Grove Farm (Site B) LS11

#### Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Not connected to urban area, would result in an isolated development. Contained to the east by the motorway but would reduce the green belt gap between Morley and Middleton.

#### SHLAA conclusions

**Availability:** Short ( $\leq 5$  yrs)

**Suitability:** LDF to determine

**Achievability:** Longterm (11+yrs)

#### Summary of infrastructure provider comments

##### LCC Highways Comments

###### Public transport accessibility comments

90% of the site has access to 4 buses per hour, 50% of the site lies within the accessibility standards for primary education and 20% for secondary education. None of the site lies within the accessibility standards for health or local services.

Rank (1-5)

4

###### Access comments

Access onto junction with Dewsbury Rd is not supported - potential for left in left out and linking through from sites 1275 and 1320

3

###### Local network comments

Large site is likely to require some off-site mitigation works

4

###### Mitigation measures

Needs to link with site 1275 for access and provide crossing facilities on Dewsbury Rd

Total score

11

###### Highways site support

yes with mitigation

###### Contingent on other sites

must link with 1275

###### Contingent on other sites

must link with 1275

#### 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 Dewsbury Road cluster.			

#### Network Rail

Footbridge to replace nearby LC; General asset protection issues

#### Yorkshire Water

Treatment Works	Knothrop
Knothrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knothrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.	

#### Environment Agency

Constraints
FZ1 over 1 ha. See comments in main text of our response.

Outer South West

1209      Dewsbury Road - Cotton Mill (Site A) and Grove Farm (Site B)   LS11

LCC

Ecology support

Supported

Supported

Ecology boundary

Education comments

Flood Risk

Mostly Flood Zone 1, but Cotton Mill Beck runs along part of the Northern boundary of the site. There are public (combined) sewers within the site asw well as a combined sewer overflow. Cotton Mill Beck runs in culvert under part of the site.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Planning History      Applications since 1/1/2009, covering more than 50% of the site			
App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations

N32 Greenbelt	99.94	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.06	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	



Other Spatial Relationship

LCC ownership %	0.09
-----------------	------

Nearest train station	Morley
Nearest train station distance (m)	1289.64
Nearest bus stop	4304
Nearest bus stop distance (m)	282.19

Agricultural classification	Grade 3
-----------------------------	---------

Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Green Belt site. The site is isolated from the existing built area, and would only be viable with a large scale extension to the east of Morley. Development here would significantly reduce the Green Belt gap between Morley and Middleton.

Site affects others?

Site access could be taken through site 1275 to avoid busy Dewsbury Road junction

Sustainability summary

Significant negative - community cohesion and local distinctiveness (significantly out of scale with settlement). Minor negative - employment and economic growth, access to health and greenspace, part greenfield and brownfield site, flood risk, pollution

Summary of reps

METRO  
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 33.32 258 8 Yes Yes Yes

PRO

ANTI

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. The site is isolated from the existing built area, and would only be viable with a large scale extension to the east of Morley. Development here would significantly reduce the Green Belt gap between Morley and Middleton.

Outer South West

1220A Churwell (land to the east of) LS27

Site Details

Easting	427546	Northing	429552	Site area ha	10.7	SP7	Major Settlement Extension
HMCA	Outer South West				Ward	Morley North	

Site Characteristics

Site type	Greenfield
-----------	------------

On-site land uses
-------------------

Agriculture
-------------

Neighbouring land uses
------------------------

Agriculture
-------------

Dwellings
-----------

Other land uses - None

Topography	Undulating	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description
-------------

Greenbelt site, greenfield.
-----------------------------

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	No
Would development result in an isolated development?	No
Is the site well connected to the built up area?	Yes
Would development round off the settlement?	Yes
Is there a good existing barrier between the existing urban area and the undeveloped land?	No
Unrestricted Sprawl Conclusion	High potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	No
Coalescence Conclusion	No merging but there is no defensible boundary

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas (SSSIs)	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	Yes
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	No
Encroachment Conclusion	Site does not perform an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	No
Can development preserve this character?	
Character Conclusion	No effect on the setting and special character of historic features

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Development would round off settlement. No defined boundary to south which could result in further sprawl.
--

## Outer South West

1220A Churwell (land to the east of) LS27

### SHLAA conclusions

**Availability:** Short ( $\leq 5$  yrs)

**Suitability:** LDF to determine

**Achievability:** Longterm (11+yrs)

### Summary of infrastructure provider comments

#### LCC Highways Comments

##### Public transport accessibility comments

100% Public Transport, primary, 50% health, 0% secondary, local services available

Rank (1-5)

4

##### Access comments

Access onto Elland Road is difficult with no footways and constrained either side of frontage

2

##### Local network comments

Potential cumulative impact on Churwell Hill

3

##### Mitigation measures

Cannot link site to footway network on Elland Rd

Total score

9

##### Highways site support

no

##### Contingent on other sites

##### Contingent on other sites

#### Highways Agency

##### Impact

##### Network Status

Likely to require significant physical mitigation

#### Network Rail

#### Yorkshire Water

##### Treatment Works

Knostrop

Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

#### Environment Agency

##### Constraints

FZ1 over 1 ha. See comments in main text of our response.

#### LCC

##### Ecology support

Supported

Supported

Outer South West

1220A Churwell (land to the east of) LS27

Ecology boundary

Education comments

1096+1099A and B+ 2125+1282+1220A = 1248 houses generates 312 primary and 125 secondary children. 1x1.5FE primary school required. 6-7FE secondary school required across outer SW area.

Flood Risk

Flood Zone 1. Numerous public sewers located within the site.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations

N32 Greenbelt	98.45	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	5.34	
N5 Open Space	8.23	
N6 Playing Pitch	0.00	
N8 Urban 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	0.07	% overlap
Major Settlement	1.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Cottingley
Nearest train station distance (m)	543.38
Nearest bus stop	367
Nearest bus stop distance (m)	195.14

Agricultural classification	Grade 3
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Green Belt site. The site has been split into A and B. Site A has a road frontage, bounded by the railway to the east and residential development to the west. Development would effectively 'round off' development on Churwell Hill. Retention of the current allotment use on northern corner of the site would need to be considered in any detailed design. Highways concerns re access.

Site affects others?

Provide access for the cluster of sites to the rear

Sustainability summary

Significant negative - greenfield site. Minor negative - landscape. Significant positive - access to greenspace. Minor positive - greenhouse emissions, flood risk, transport network and accessibility.

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 10.74 185 11 Yes Yes Yes

PRO  
None

ANTI  
Should build on greenfields in garforth, landfill site, roads congested - King George Ave, Croft House Road, and New Bank Street, Ellend Road

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

Green Belt site. The site has been split into A and B. Site A has a road frontage, bounded by the railway to the east and residential development to the west. Development would effectively 'round off' development on Churwell Hill. Retention of the current allotment use on northern corner of the site would need to be considered in any detailed design. Highways concerns re access.

Outer South West

1220B Churwell (land to the east of) LS27

Site Details

Easting	427736	Northing	429256	Site area ha	18	SP7	Main Urban Area Extension
HMCA	Outer South West				Ward	Morley North	

Site Characteristics

Site type	Greenfield
-----------	------------

On-site land uses
-------------------

Agriculture
-------------

Neighbouring land uses
------------------------

Agriculture
-------------

Dwellings
-----------

Transport tracks and ways
---------------------------

Other land uses - None

Topography	Undulating	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	No

Description
-------------

--

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
----------------------	---



## Outer South West

1220B Churwell (land to the east of) LS27

### Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Isolated from urban area. Relates poorly to settlement and would set precedent for further sprawl.

### SHLAA conclusions

**Availability:** Short ( $\leq 5$  yrs)

**Suitability:** LDF to determine

**Achievability:** Longterm (11+yrs)

### Summary of infrastructure provider comments

#### LCC Highways Comments

##### Public transport accessibility comments

60% of the site area falls within the Core Strategy standards for public transport, 70% to primary education, 60% to local services but 0% to health and secondary education.

Rank (1-5)

3

##### Access comments

Access is via site1220A

1

##### Local network comments

Potential cumulative impact on Churwell Hill

3

##### Mitigation measures

Cannot link site to footway network on Elland Rd

Total score

7

##### Highways site support

no

##### Contingent on other sites

##### Contingent on other sites

#### Highways Agency

##### Impact

##### Network Status

Likely to require significant physical mitigation

#### Network Rail

#### Yorkshire Water

##### Treatment Works

Knostrop

Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

#### Environment Agency

##### Constraints

FZ1 over 1 ha. See comments in main text of our response.

Outer South West

1220B Churwell (land to the east of) LS27

LCC

Ecology support

Supported

Supported

Ecology boundary

Education comments

Flood Risk

Flood Zone 1. Combined public sewer crosses the site.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations		
N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	0.00	% overlap
Major Settlement	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 %	30.33
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Nearest train station	Cottingley
Nearest train station distance (m)	887.26
Nearest bus stop	11121
Nearest bus stop distance (m)	405.97

Agricultural classification	Grade 3
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Green Belt site. The site has been split into A and B. Development of site B would reduce the gap between Morley/Churwell and the White Rose Centre and set a precedent for further Green Belt sprawl.

Site affects others?

Sustainability summary

Significant negative - greenfield site. Minor negative - community cohesion and local distinctiveness (out of scale with settlement). Minor positive - access to greenspace, greenhouse emissions, flood risk and accessibility.

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.  
A 10.74 185 11 Yes Yes Yes

PRO  
Site does not contain listed buildings as stated.

ANTI  
Traffic A643

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. The site has been split into A and B. Development of site B would reduce the gap between Morley/Churwell and the White Rose Centre and set a precedent for further Green Belt sprawl.

Outer South West

1229 Churwell (land at) - north of Ibbetson Oval and adjacent to M621

Site Details

Easting	426506	Northing	429496	Site area ha	2.3	SP7	Major Settlement Extension
HMCA	Outer South West				Ward	Morley North	

Site Characteristics

Site type	Greenfield
On-site land uses	
Agriculture	
Neighbouring land uses	
Dwellings	
Outdoor amenity and open space	
Transport tracks and ways	
Other land uses	
Vacant land	

Topography	Sloping	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	No

Description	
-------------	--

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 West

1229 Churwell (land at) - north of Ibbetson Oval and adjacent to M621

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

Just outside accessibility zone of 4 buses per hour and does not meet secondary education standard

Rank (1-5)

3

Access comments

Only access is through heavily wooded area off Ibbetson Oval which acts as leisure route and is outside land boundary

2

Local network comments

Potential cumulative impact on Churwell Hill

3

Mitigation measures

may require mitigation on Churwell Hill

Total score

8

Highways site support

no

Contingent on other sites

potential to combine with 2125 & 1099 but overall numbers would need to be limited

Contingent on other sites

potential to combine with 2125 & 1099 but overall numbers would need to be limited

#### 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 Dewsbury Road cluster.

#### Network Rail

#### Yorkshire Water

Treatment Works	Knostrop
-----------------	----------

Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

#### Environment Agency

Constraints
-------------

FZ1 over 1 ha. See comments in main text of our response.

Outer South West

1229 Churwell (land at) - north of Ibbetson Oval and adjacent to M621

LCC

Ecology support

Supported

Supported

Ecology boundary

Education comments

Flood Risk

Flood Zone 1. Watercourse running along Eastern boundary of the site.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations			Core Strategy		
N32 Greenbelt	0.00	% overlap	Main Urban Area	0.00	% overlap
N34 PAS	0.00		Major Settlement	1.00	
RL1 Rural Land	0.00		Minor Settlement	0.00	
N1 Greenspace	0.00		Overlaps Urban Extension	<input checked="" type="checkbox"/>	
N1A Allotments	0.00				
N5 Open Space	0.00				
N6 Playing Pitch	0.00				
N8 Urban Green Corridor	0.00				
CC Shopping Quarter	0.00				
UDP City Centre	0.00				
S2S6 Town Centre	0.00				
Proposed Local Centre	0.00				
Overlaps N37 SLA	<input type="checkbox"/>				
Sch. Ancient Mon.	0.00				
			Regeneration Areas		
			Inner South RA	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	Cottingley
Nearest train station distance (m)	1049.57
Nearest bus stop	7744
Nearest bus stop distance (m)	473.24

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

Whilst not within the Green Belt, the site is set behind existing residential development and is adjacent to an area of woodland and recreation maintained by Parks and Countryside. No direct access.

Site affects others?

Sustainability summary

Significant negative - greenfield site. Minor negative - pollution. Minor positive - access to health and greenspace and flood risk.

Summary of reps

METRO  
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 2.33 476 11 No No No

PRO

ANTI

1232 makins farm land should be developed instead of smaller sites.

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Whilst not within the Green Belt, the site is set behind existing residential development and is adjacent to an area of woodland and recreation maintained by Parks and Countryside. No direct access.

Site Details

Easting	429184	Northing	425440	Site area ha	1.6	SP7	Smaller Settlement Extension
HMCA	Outer South West				Ward	Ardsley and Robin Hood	

Site Characteristics

Site type	Greenfield
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On-site land uses
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Agriculture
-------------

Neighbouring land uses
------------------------

Agriculture
-------------

Dwellings
-----------

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description
-------------

Greenbelt land with road access 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?	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?	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

Strong links to existing settlement. Trees to south provide natural boundary which reduces potential for further sprawl.
--

## Outer South West

1258 Westerton Road (land to rear of), Tingley WF3

### SHLAA conclusions

**Availability:** Short ( $\leq 5$  yrs)

**Suitability:** LDF to determine

**Achievability:** Longterm (11+yrs)

### Summary of infrastructure provider comments

#### LCC Highways Comments

##### Public transport accessibility comments

The site has access to 3 buses per hour and falls within the accessibility standards for primary education and health, but not secondary education.

Rank (1-5)

4

##### Access comments

Access achievable onto Westerton Road

5

##### Local network comments

Small development unlikely to impact on local network

5

##### Mitigation measures

New footway along site frontage

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
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n/a

#### Network Rail

#### Yorkshire Water

Treatment Works	Knostrop
-----------------	----------

Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

#### Environment Agency

##### Constraints

FZ1 over 1 ha. See comments in main text of our response.

#### LCC

Ecology support	Supported with mitigation
-----------------	---------------------------

Supported with mitigation to protect and enhance the wildlife corridor function along the boundaries to link up with adjacent woodland and Ardley Reservoir Local Nature Area.

Outer South West

1258 Westerton Road (land to rear of), Tingley WF3

Ecology boundary

Education comments

3078A+1072+3373A and C+1336+3456A+536+1143B, D and F+2155+1274+1032+1067B+1069+2128 +1258+3365 = 2685 houses generates 671 primary and 268.5 secondary children. 1x2FE and 1xFE primary school required.

Flood Risk

Flood Zone 1. Field drain and pond located along SE corner of the site.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
------------	----------	----------	-----------

Spatial relationships

UDP Designations

N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input checked="" type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	1.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	0.00
-----------------	------

Nearest train station	Morley
Nearest train station distance (m)	3469.04
Nearest bus stop	2976
Nearest bus stop distance (m)	93.53

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. The site has a long road frontage and strong defensible boundary to south, so relates well to the existing settlement and development would not set a precedent for further sprawl.

Site affects others?

Sustainability summary

Significant negative - greenfield site. Minor negative - ecology mitigation. Minor positive - access to health and greenspace, greenhouse emissions, flood risk, transport network and accessibility.

Summary of reps

METRO  
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 1.60 649 4 Yes Yes Yes

PRO  
None

ANTI  
Traffic - A650 - western road

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

Green Belt site. The site has a long road frontage and strong defensible boundary to south, so relates well to the existing settlement and development would not set a precedent for further sprawl.

Outer South West

1260A Batley Road (Land to north and south of), Tingley, Wakefield WF3 1HA

Site Details

Easting	428134	Northing	424197	Site area ha	2.7	SP7	Smaller Settlement Extension
HMCA	Outer South West				Ward	Ardsley and Robin Hood	

Site Characteristics

Site type	Greenfield/Brownfield mix
-----------	---------------------------

On-site land uses
-------------------

Agriculture
-------------

Neighbouring land uses
------------------------

Agriculture
-------------

Other land uses - None

Topography	Sloping	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description
-------------

farm buildings on frontage with agricultural land to the rear. Residential development to the NE of the site, and open fields to other boundaries. The Southern site boundary does not appear to have an identified boundary on the ground.

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute ribbon development?	Yes
Would development result in an isolated development?	Yes
Is the site well connected to the built up area?	No
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	Yes
Unrestricted Sprawl Conclusion	High potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	No
Coalescence Conclusion	No merging but would significantly reduce the green belt gap

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	Yes
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas (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	No effect on the setting and special character of historic features

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

The site has been split and whilst site A is the smaller site, it is unrelated to the existing settlement form and development would represent a significant incursion into Green Belt in an area of strategic Green Belt importance, adjacent the boundary with Kirklees. Batley road on the NE

Outer South West

1260A      Batley Road (Land to north and south of), Tingley, Wakefield WF3 1HA

boundary forms a defensible greenbelt boundary.

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 type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	1.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Morley
Nearest train station distance (m)	4081.01
Nearest bus stop	6276
Nearest bus stop distance (m)	110.75

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 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 greenbelt site. The site has been split and whilst site A is the smaller site, it is unrelated to the existing settlement form and development would represent a significant incursion into Green Belt in an area of strategic Green Belt importance, adjacent the boundary with Kirklees. Batley road on the NE boundary forms a defensible greenbelt boundary. Highway concerns re accessibility.

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. The site has been split and whilst site A is the smaller site, it is unrelated to the existing settlement form and development would represent a significant incursion into Green Belt in an area of strategic Green Belt importance, adjacent the boundary with Kirklees. Batley road on the NE boundary forms a defensible greenbelt boundary. Highway concerns re accessibility.

Outer South West

1260B Batley Road (Land to north and south of), Tingley, Wakefield WF3 1HA

Site Details

Easting	428456	Northing	423909	Site area ha	54.3	SP7	Smaller Settlement Extension
HMCA	Outer South West				Ward	Ardsley and Robin Hood	

Site Characteristics

Site type	Greenfield
-----------	------------

On-site land uses
-------------------

Agriculture
-------------

Neighbouring land uses
------------------------

Agriculture
-------------

Dwellings
-----------

Other land uses - None

Topography	Sloping	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	No

Description
-------------

Greenfield agricultural site with access road running through the middle of the site and farm buildings. Majority of site is open farm fields.
--

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 would significantly reduce the green belt gap

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	Yes
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas (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	No effect on the setting and special character of historic features

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

The site has been split and whilst site A is the smaller site, it is unrelated to the existing settlement form and development would represent a significant incursion into Green Belt in an area of strategic Green Belt importance, adjacent the boundary with Kirklees. Batley road on the NE
--

Outer South West

1260B      Batley Road (Land to north and south of), Tingley, Wakefield WF3 1HA

boundary forms a defensible greenbelt boundary.

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	99.99	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input checked="" type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	1.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Morley
Nearest train station distance (m)	4453.94
Nearest bus stop	6624
Nearest bus stop distance (m)	147.41

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 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 Green Belt site. The site is unrelated to the existing settlement form and development would represent a significant incursion into Green Belt in an area of strategic Green Belt importance, adjacent the boundary with Kirklees. Highway concerns re accessibility. The site has been split and this site B forms the larger of the two sites.

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. The site is unrelated to the existing settlement form and development would represent a significant incursion into Green Belt in an area of strategic Green Belt importance, adjacent the boundary with Kirklees. Highway concerns re accessibility. The site has been split and this site B forms the larger of the two sites.

Outer South West

1266 Wakefield Road (land at), Drighlington

Site Details

Easting	423392	Northing	428245	Site area ha	5.5	SP7	Smaller Settlement Extension
HMCA	Outer South West				Ward	Morley North	

Site Characteristics

Site type	Greenfield
-----------	------------

On-site land uses
-------------------

Agriculture
-------------

Neighbouring land uses
------------------------

Agriculture
-------------

Storage
---------

Restaurants and Cafes
-----------------------

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Poorly defined	Road front	Yes

Description
-------------

--

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	No
Would development result in an isolated development?	No
Is the site well connected to the built up area?	No
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	No
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	No
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas (SSSIs)	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	Yes
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	No
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	No
Can development preserve this character?	
Character Conclusion	

## Outer South West

1266 Wakefield Road (land at), Drighlington

### Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Development would lead to the merging of Drighlington and Gildersome, contrary to one of the purposes of Green Belts to prevent coalescence of settlements.

### 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 has access to 3 buses per hour, 60% of the site has access to primary education and 50% of the site has access to health and secondary education

Rank (1-5)

3

##### Access comments

Access achievable from Wakefield Road

5

##### Local network comments

Small scale development with limited impact on local network - potential for cumulative impact on strategic road network

4

##### Mitigation measures

full footway on Wakefield Road frontage

Total score

12

##### Highways site support

yes with mitigation

##### Contingent on other sites

##### 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 Morley/Gildersome cluster

#### Network Rail

#### Yorkshire Water

Treatment Works	Knothrop
-----------------	----------

Knothrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knothrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

#### Environment Agency

##### Constraints

FZ1 over 1 ha and site is on top of an historic landfill site. See comments in main text of our response



Outer South West

1266 Wakefield Road (land at), Drighlington

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	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	Morley
Nearest train station distance (m)	3575.30
Nearest bus stop	3755
Nearest bus stop distance (m)	129.19

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 merging of Drighlington and Gildersome, contrary to one of the purposes of Green Belts to prevent coalescence of settlements.

### Site affects others?

### Sustainability summary

Significant negative - access to greenspace, greenfield site and pollution. Minor positive - flood risk.

### Summary of reps

#### For Development

Though a Green Belt site it is bounded on two sides by major roads that form defensible boundaries and does nothing to prevent merger of Drighlington and Gildersome.

This whole area represents a natural arch in the aerial view of the development plan.

It is surrounded by a natural defended boundary.

#### Against Development

Agree with red allocation.

#### Statutory

The site is 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. (Metro)

### Comments on phasing

### DPP Allocation

Not proposed as housing allocation

### DPP Allocation Conclusion

Green Belt site. Development would lead to the merging of Drighlington and Gildersome, contrary to one of the purposes of Green Belts to prevent coalescence of settlements.

Site Details

Easting	430014	Northing	425814	Site area ha	14.5	SP7	Smaller Settlement Extension
HMCA	Outer South West				Ward	Ardsley and Robin Hood	

Site Characteristics

Site type	Mixed
-----------	-------

On-site land uses
-------------------

Agriculture
-------------

Shops
-------

Neighbouring land uses
------------------------

Dwellings
-----------

Agriculture
-------------

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description
-------------

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	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 West

1274 East Ardsley (land north of) WF3

### Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Potential for limited further sprawl but beyond this is contained by road. Provides access to countryside.

### 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

The site has access to 2-3 buses per hour (better to west of site). 60% of the site lies within the accessibility zone for primary education and health, but not secondary education

Rank (1-5)

3

##### Access comments

Located adjacent to busy signalised junction and access to large site not ideal - best coming through site 1032 and or 2155

3

##### Local network comments

Located adjacent to busy signalised junction and access to large site not ideal - best coming through site 1032

3

##### Mitigation measures

Too close to junction

Total score

9

##### Highways site support

no

##### Contingent on other sites

combine with 1032 and or 2155 for better access

##### Contingent on other sites

combine with 1032 and or 2155 for better access

#### 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 Dewsbury Road cluster.

#### Network Rail

#### Yorkshire Water

Treatment Works

Knostrop

Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

#### Environment Agency

Constraints

FZ1 over 1 ha. See comments in main text of our response.

Outer South West

1274 East Ardsley (land north of) WF3

LCC	
Ecology support	Unknown
Unknown Impact - further botanical surveys required to confirm value.	

Ecology boundary	
Site assessment needed.	

Education comments	
3078A+1072+3373A and C+1336+3456A+536+1143B, D and F+2155+1274+1032+1067B+1069+2128+1258+3365 = 2685 houses generates 671 primary and 268.5 secondary children. 1x2FE and 1xFE primary school required.	

Flood Risk	
Flood Zone 1. Field drain runs along NW boundary.	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
English Heritage	
<p>This site includes Ardsley Mill and attached engine house and chimney which are Listed Grade II.</p> <p>There is a requirement in the 1990 Act that “special regard” should be had to the desirability of preserving Listed Buildings or their setting or any features of special architectural or historic interest which they possess. Consequently, before allocating this area, there would need to be some assesment of what contribution this currently undeveloped area makes to the significance of these assets and what effect its loss and subsequent development might have upon their significance.</p> <p>If allocated, any development proposals for this area would need to ensure that those elements which contribute to the significance of these assets are not harmed.</p>	

Natural England	

Planning History	Applications since 1/1/2009, covering more than 50% of the site		
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App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations	Core Strategy
------------------	---------------

N32 Greenbelt	90.07	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
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
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	Morley
Nearest train station distance (m)	3814.97
Nearest bus stop	8484
Nearest bus stop distance (m)	305.97

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 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. Development of the site in conjunction with adjacent site 2155 could be considered to round off the settlement form, although the scale of development cumulatively with other sites would be large. Highway concerns re accessibility and access provision - requires adjacent sites for acceptable access.

## Site affects others?

May be a coalescence issue if all neighbouring sites are brought together Ardsley and East Ardsley

## Sustainability summary

Significant negative - greenfield site. Minor negative - employment and economic growth, community cohesion and local distinctiveness (out of scale with settlement). Minor positive- access to greenspace and flood risk.

## Summary of reps

## For Development

We consider that the work provided to date gives a clear indication that there are no constraints to development and that the site should be allocated a housing site.

## Against Development

## Air quality.

Reclassify as 'red' given the councils obvious concerns regarding highways safety and accessibility.

There is the obvious potential for a ransom situation which could severely affect the sites deliverability.

Collectively (together with 2155) they are completely unacceptable and should be made Red.

## Statutory.

This site includes Ardsley Mill and attached engine house and chimney which are Listed Grade II.

There is a requirement in the 1990 Act that "special regard" should be had to the desirability of preserving Listed Buildings or their setting or any features of special architectural or historic interest which they possess.

Consequently, before allocating this area, there would need to be some assessment of what contribution this currently undeveloped area makes to the significance of these assets and what effect its loss and subsequent development might have upon their significance.

If allocated, any development proposals for this area would need to ensure that those elements which contribute to the significance of these assets are not harmed. (English Heritage)

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.

We are minded to recommend that these site were not prioritised for housing until other more accessible site have been considered. (Metro)

## Comments on phasing

## DPP Allocation

Not proposed as housing allocation

## DPP Allocation Conclusion

Green Belt site. Development of the site in conjunction with adjacent site 2155 could be considered to round off the settlement form, although the scale of development cumulatively with other sites would be large. Highway concerns re accessibility and access provision - requires adjacent sites for acceptable access.



Outer South West

1275A      Wide Lane (land north of), Morley

Site Details

Easting	428202	Northing	427910	Site area ha	3.5	SP7	Major Settlement Extension
HMCA	Outer South West				Ward	Morley South	

Site Characteristics

Site type	Greenfield
-----------	------------

On-site land uses
-------------------

Agriculture
-------------

Neighbouring land uses
------------------------

Agriculture
-------------

Dwellings
-----------

Other land uses - None

Topography	Sloping	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description
-------------

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Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	No
Would development result in an isolated development?	No
Is the site well connected to the built up area?	Yes
Would development round off the settlement?	Partial
Is there a good existing barrier between the existing urban area and the undeveloped land?	No

Unrestricted Sprawl Conclusion	Low potential to lead to unrestricted sprawl
--------------------------------	--

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	Yes
Do features provide boundaries to contain the development?	No

Coalescence Conclusion	No merging of settlements
------------------------	---------------------------

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas (SSSIs)	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	No
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	No

Encroachment Conclusion	Site does not perform an important role in safeguarding from encroachment
-------------------------	---

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	No
Can development preserve this character?	

Character Conclusion	No effect on the setting and special character of historic features
----------------------	---

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Strong links to urban area. Fairly well contained, could only sprawl into site 1275B. Could partially round off settlement with neighbouring site 1279 to south.
--

## Outer South West

1275A Wide Lane (land north of), Morley

### SHLAA conclusions

**Availability:** Short ( $\leq 5$  yrs)

**Suitability:** LDF to determine

**Achievability:** Longterm (11+yrs)

### Summary of infrastructure provider comments

#### LCC Highways Comments

##### Public transport accessibility comments

All of the site has access to 4 buses per hour and lies within the accessibility zone for primary education and 50% of the site to secondary education but not to health. Access to local services

Rank (1-5)

4

##### Access comments

Access from Wide Lane would require widening into site and the loss of all trees on boundary

4

##### Local network comments

Site may require some off-site mitigation works

4

##### Mitigation measures

Could provide access to adjacent sites

Total score

12

##### Highways site support

yes with mitigation

##### Contingent on other sites

would be required to access adjacent sites. Access solution requires consideration of 3069 & 1279

##### Contingent on other sites

would be required to access adjacent sites. Access solution requires consideration of 3069 & 1279

#### Highways Agency

##### Impact

##### Network Status

No objection

#### Network Rail

#### Yorkshire Water

##### Treatment Works

Knostrop

Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

#### Environment Agency

##### Constraints

FZ1 over 1 ha. See comments in main text of our response.

#### LCC

##### Ecology support

Supported

Supported

Outer South West

1275A      Wide Lane (land north of), Morley

Ecology boundary

Education comments

1319+1284A+1320+1275A+1285+2036 = 565 houses generates 141 primary and 56.5 secondary children. Although not enough children for a new school, no expansion options available in Morley, so land would be sought.

Flood Risk

Flood Zone 1

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Planning History      Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations

N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	1.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	0.00
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1275A      Wide Lane (land north of), Morley

Nearest train station	Morley
Nearest train station distance (m)	1252.59
Nearest bus stop	7212
Nearest bus stop distance (m)	140.65

Agricultural classification	Grade 3
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Green Belt site. The site extends to the east of Morley and has been split into two sections. Site A adjoins the urban area and whilst extending beyond the existing settlement, would still allow a green buffer to remain along Dewsbury Road corridor, maintaining a Green Belt gap between Morley and Middleton. If developed with site 1279 it could round off the settlement.

Site affects others?

Sustainability summary

Significant negative - greenfield site. Minor negative - access to health. Minor positive - access to greenspace, greenhouse emissions, flood risk, transport network and accessibility.

Summary of reps

For Development

The site is deliverable when considered against the definition of deliverable in the Framework (footnote 11 of paragraph 47). The site is available now given the agreement in place between the landowners and a national housebuilder.

Against Development

Infrastructure cannot cope with the proposed additional households.

Access at capacity.

The site provides a green barrier between A653 and Morley  
Any further development at sites 1275A and 1279 would reduce the Green Belt between the existing residential boundary and the A653 Dewsbury Road to a narrow strip which would put pressure in future years to extend residential use further east.  
The site should be red.

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

Green Belt site. The site extends to the east of Morley and has been split into two sections. Site A adjoins the urban area and whilst extending beyond the existing settlement, would still allow a green buffer to remain along Dewsbury Road corridor, maintaining a Green Belt gap between Morley and Middleton. If developed with site 1279 it could round off the settlement.

Outer South West

1275B      Wide Lane (land north of), Morley

Site Details

Easting	428407	Northing	427935	Site area ha	6.4	SP7	Major Settlement Extension
HMCA	Outer South West				Ward	Morley South	

Site Characteristics

Site type	Greenfield
-----------	------------

On-site land uses
-------------------

Agriculture
-------------

Dwellings
-----------

Neighbouring land uses
------------------------

Agriculture
-------------

Other
-------

Transport tracks and ways
---------------------------

Other land uses
-----------------

Public House
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Topography	Sloping	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description
-------------

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Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	No
Would development result in an isolated development?	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	No
Does the site include local/national nature conservation areas (SSSIs)	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	No
Does the site contain buildings	Yes
Are these buildings used for agricultural purposes?	No

Encroachment Conclusion	Site does not perform an important role in safeguarding from encroachment
-------------------------	---

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	No
Can development preserve this character?	

Character Conclusion	No effect on the setting and special character of historic features
----------------------	---

## Outer South West

1275B Wide Lane (land north of), Morley

### Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Well contained by motorway, however, would reduce green belt separation between Morley and Middleton.

### SHLAA conclusions

**Availability:** Short ( $\leq 5$  yrs)

**Suitability:** LDF to determine

**Achievability:** Longterm (11+yrs)

### Summary of infrastructure provider comments

#### LCC Highways Comments

##### Public transport accessibility comments

The site has 100% access to buses per hour and all of the site lies within the accessibility zone for primary education. Poor access to health and secondary education. Access to local services

Rank (1-5)

3

##### Access comments

Access from Wide Lane would require widening into site and the loss of all trees on boundary

4

##### Local network comments

Site may require some off-site mitigation works

4

##### Mitigation measures

Could provide access to adjacent sites

Total score

11

##### Highways site support

yes with mitigation

##### Contingent on other sites

would be required to access adjacent sites. Access solution requires consideration of 3069 & 1279

##### Contingent on other sites

would be required to access adjacent sites. Access solution requires consideration of 3069 & 1279

#### Highways Agency

##### Impact

##### Network Status

No objection

#### Network Rail

#### Yorkshire Water

##### Treatment Works

Knostrop

Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

#### Environment Agency

##### Constraints

FZ1 over 1 ha. See comments in main text of our response.

Outer South West

1275B      Wide Lane (land north of), Morley

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	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	



Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Morley
Nearest train station distance (m)	1452.32
Nearest bus stop	516
Nearest bus stop distance (m)	178.60

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. The site extends to the east of Morley and has been split into two sections. Site B is the western section of site 1275 and provides important separation between settlements.

Site affects others?

Sustainability summary

Significant negative - greenfield site. Minor negative - access to health and pollution. Minor positive - greenhouse emissions, flood risk, transport network and accessibility.

Summary of reps

For Development  
The site is deliverable when considered against the definition of deliverable in the Framework (footnote 11 of paragraph 47). The site is available now given the agreement in place between the landowners and a national housebuilder.

Against Development  
Agree with red allocation

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. (Metro)

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. The site extends to the east of Morley and has been split into two sections. Site B is the western section of site 1275 and provides important separation between settlements.

Site Details

Easting	428268	Northing	427628	Site area ha	3.5	SP7	Major Settlement Extension
HMCA	Outer South West				Ward	Morley South	

Site Characteristics

Site type	Greenfield
-----------	------------

On-site land uses
-------------------

Agriculture
-------------

Neighbouring land uses
------------------------

Agriculture
-------------

Post and Telecom
------------------

Other land uses - None

Topography	Sloping	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description
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Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	No
Would development result in an isolated development?	Yes
Is the site well connected to the built up area?	No
Would development round off the settlement?	Partial
Is there a good existing barrier between the existing urban area and the undeveloped land?	No

Unrestricted Sprawl Conclusion	Low potential to lead to unrestricted sprawl
--------------------------------	--

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	Yes
Do features provide boundaries to contain the development?	No

Coalescence Conclusion	No merging of settlements
------------------------	---------------------------

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	Yes
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas (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

Would need to be developed alongside site to west to link to settlement. Limited potential for sprawl as the site is contained by highway network.
--

## Outer South West

1279 Wide Lane - Owlers Farm Extension, Morley

### SHLAA conclusions

**Availability:** Short ( $\leq 5$  yrs)

**Suitability:** LDF to determine

**Achievability:** Longterm (11+ yrs)

### Summary of infrastructure provider comments

#### LCC Highways Comments

##### Public transport accessibility comments

Meets Core Strategy standards with exception of health and local services

Rank (1-5)

4

##### Access comments

Access from Wide Lane would require widening into site and the loss of all trees on boundary

4

##### Local network comments

Site may require some off-site mitigation works

4

##### Mitigation measures

Could provide access to adjacent sites

Total score

12

##### Highways site support

yes with mitigation

##### Contingent on other sites

joint approach with 3069, 1285, 3120 & 1018 (inc access). Access solution requires consideration of 1275

##### Contingent on other sites

joint approach with 3069, 1285, 3120 & 1018 (inc access). Access solution requires consideration of 1275

#### Highways Agency

Impact	No material impact	Network Status	No objection
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Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of Morley/Gildersome cluster.

#### Network Rail

#### Yorkshire Water

Treatment Works	Knostrop
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Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

#### Environment Agency

##### Constraints

small encroachment of flood zones 2/3. see comments in main text of our response.

#### LCC

Ecology support	Supported with mitigation
-----------------	---------------------------

Supported with mitigation to protect and enhance the marshy grassland/fen located to the southern area (approx southern 40 metres) through restricting public access and creating a native species scrub/woodland buffer.

Outer South West

1279 Wide Lane - Owlers Farm Extension, Morley

Ecology boundary

Education comments

Flood Risk

Flood Zone 1. Topcliffe Beck runs along the Souther boundary of the site. There are a couple of large dia public sewers crossing the site.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations		
N32 Greenbelt	99.78	% overlap
N34 PAS	0.23	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
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

1279      Wide Lane - Owlers Farm Extension, Morley

Nearest train station	Morley
Nearest train station distance (m)	1388.60
Nearest bus stop	4947
Nearest bus stop distance (m)	156.80

Agricultural classification	Grade 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. This would need to be developed alongside the adjacent Protected Area of Search (PAS) site 1285 for it to be connected to the urban area. The site extends to the east of Morley and there is potential for this site alongside 1275A to the north to round off the settlement if both sites were brought forward for development. This would still leave a green gap between the sites within the Dewsbury Road corridor, and retain a sense of separation between Morley and Middleton to the east.

**Site affects others?****Sustainability summary**

Significant negative - greenfield site. Minor negative - access to health and ecology mitigation. Minor positive - greenhouse emissions, flood risk, transport network and accessibility.

**Summary of reps****For Development**

We consider that development can be achieved on the sites in the short term i.e. within 5 years and leading into the medium to longer term. Development of the site will not lead to coalescence of settlements and that the site does not perform an important role in safeguarding the countryside from encroachment. the site is well served by public transport and is located within a reasonable walking distance of bus stops on Wide Lane.

**Against Development**

Local infrastructure cannot cope with the proposed additional households.

**Springs on the land**

severe gradient would need underpinning from road to site

Any further development at sites 1275A and 1279 would reduce the Green Belt between the existing residential boundary and the A653 Dewsbury Road to a narrow strip which would put pressure in future years to extend residential use further east.

Ste should be red.

**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**

Green Belt site. This would need to be developed alongside the adjacent Protected Area of Search (PAS) site 1285 for it to be connected to the urban area. The site extends to the east of Morley and there is potential for this site alongside 1275A to the north to round off the settlement if both sites were brought forward for development. This would still leave a green gap between the sites within the Dewsbury Road corridor, and retain a sense of separation between Morley and Middleton to the east.

Outer South West

1280 Station Road (land at), Morley

Site Details

Easting	426670	Northing	428197	Site area ha	0.6	SP7	Major Settlement Infill
HMCA	Outer South West				Ward	Morley North	

Site Characteristics

Site type	Greenfield
-----------	------------

On-site land uses

Outdoor amenity and open space

Neighbouring land uses

Dwellings

Manufacturing and Wholesale

Other land uses - None

Topography	Sloping	Landscape	Significant Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description

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 West

1280 Station Road (land at), Morley

### SHLAA conclusions

**Availability:** Short ( $\leq 5$  yrs)

**Suitability:** LDF to determine

**Achievability:** Longterm (11+yrs)

### Summary of infrastructure provider comments

#### LCC Highways Comments

Public transport accessibility comments

Meets Core Strategy standards

Rank (1-5)

5

Access comments

Access from Station Rd - complicated by steep nature of site

3

Local network comments

Small site unlikely to impact on local network

5

Mitigation measures

Total score

13

Highways site support

yes

Contingent on other sites

Contingent on other sites

#### Highways Agency

Impact	No material impact	Network Status	No objection
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n/a

#### Network Rail

Footbridge to replace nearby LC; Morley Station Improvements (including disabled access) General asset protection issues

#### Yorkshire Water

Treatment Works	Knostrop
-----------------	----------

Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

#### Environment Agency

Constraints

FZ1 under 1 ha. See comments in main text of our response.

#### LCC

Ecology support	Supported
-----------------	-----------

Supported

Outer South West

1280 Station Road (land at), Morley

Ecology boundary

Education comments

Flood Risk

Flood Zone 1. Culvert runs through site adjacent to Southern boundary.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations			Core Strategy		
N32 Greenbelt	0.00	% overlap	Main Urban Area	0.00	% overlap
N34 PAS	0.00		Major Settlement	1.00	
RL1 Rural Land	0.00		Minor Settlement	0.00	
N1 Greenspace	98.21		Overlaps Urban Extension	<input checked="" type="checkbox"/>	
N1A Allotments	0.00				
N5 Open Space	0.00				
N6 Playing Pitch	0.00				
N8 Urban Green Corridor	0.00				
CC Shopping Quarter	0.00				
UDP City Centre	0.00				
S2S6 Town Centre	0.00				
Proposed Local Centre	0.00				
Overlaps N37 SLA	<input type="checkbox"/>				
Sch. Ancient Mon.	0.00				

Other Spatial Relationship

LCC ownership %	0.00
-----------------	------

1280 Station Road (land at), Morley

Nearest train station	Morley
Nearest train station distance (m)	307.86
Nearest bus stop	3426
Nearest bus stop distance (m)	48.69

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

The site is designated as N1 Greenspace on the existing UDP - Loss of greenspace would need to be considered through the greenspace review. See greenspace section, page 37, question G13. The site is in a densely built up area, with employment and residential uses adjacent.

Site affects others?

Sustainability summary

Significant negative - loss of greenspace and greenfield site. Significant positive - greenhouse emissions, transport network and accessibility. Minor negative - access to schools and health and flood risk.

Summary of reps

For Development  
Release for housing  
  
Against Development  
Retain as green space.  
Agree with reed allocation.  
  
Statutory  
This site (in principle) would be acceptable for housing development from a public transport point of view. (Metro)

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

The site is designated as N1 Greenspace on the existing UDP - Loss of greenspace would need to be considered through the greenspace review. See greenspace section, page 37, question G13. The site is in a densely built up area, with employment and residential uses adjacent.

Outer South West

1281A Bruntcliffe Road, Morley

Site Details

Easting	425364	Northing	426776	Site area ha	7.8	SP7	Major Settlement Infill
HMCA	Outer South West				Ward	Morley South	

Site Characteristics

Site type	Greenfield
-----------	------------

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description	
-------------	--

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 West

1281A      Bruntcliffe Road, Morley

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)
	0
Access comments	
	0
Local network comments	
	0
Mitigation measures	Total score
	0
Highways site support	
Site has permission for housing	
Contingent on other sites	
Contingent on other sites	

Highways Agency

Impact	No material impact	Network Status	No objection, no mitigation required
Assessment of cumulative impact with other sites needed			

Network Rail

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Yorkshire Water

Treatment Works

Environment Agency

Constraints
FZ1 over 1ha. See comments in our previous I&O consultation. (under 0 not 530)

LCC

Ecology support
Ecology boundary
Education comments

Outer South West

1281A Bruntcliffe Road, Morley

Flood Risk

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
14/01413/COND	Consent, agreement or approval required by conditions 5, 9, 10, 13, 17 and 23 of Planning Application 12/01332/OT		99
14/02160/COND	Consent, agreement or approval required by condition 6 of planning application 12/01332/OT	A	99
12/01332/OT	Outline application for residential development	A	99
13/01941/RM	173 houses with landscaping	A	100
13/05117/COND	Consent, agreement or approval required by conditions 4, 8, 12, 13,14, 16, 22 and 26 of Planning Application 12/01332/OT	INT	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
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	Morley
Nearest train station distance (m)	2080.81
Nearest bus stop	8483
Nearest bus stop distance (m)	235.20

Agricultural classification	Grade 3a
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input 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

For Development

Neutral

The information relating to the capacity of sites 1281A, 1281B and 1064B in the Site Allocations Plan Volume 2: 10 Outer South West is incorrect and needs amending.

1281A – This is site ref 530 2300550 Bruntcliffe Road Morley 180 dwellings

1281B – Bruntcliffe Road, Morley 234 dwellings

1064B – Bruntcliffe Road and Scott Lane, Morley 11 dwellings

There appears to be an error in the capacity of these sites, which collectively form the site of an extant outline planning permission for 173 dwellings (12/01332/OT). A reserved matters application (Ref 13/01941/RM) for 173 dwellings is currently pending consideration.

The capacity is therefore 173 dwellings and not 425 dwellings, which is the combined capacity of these sites contained in Volume 2:10 of the Site Allocations Plan document.

This error needs rectifying in later versions of the Site Allocations Plan.

There is particular difficulty with a group of sites on Bruntcliffe Road. A recent planning permission caused some confusion by deviating from UDP allocation boundaries; the boundaries, capacities and colour codes need sorting out. This group is made up of LDF sites 1064A red, 1064B green, 1281A lime green, 1281B green and 3467 amber. We have left these untouched.

Against Development

Other sites more suitable.

Statutory

The sites in this list are supported for housing growth.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 West

1281B Bruntcliffe Road, Morley

Site Details

Easting	425429	Northing	426870	Site area ha	2	SP7	Major Settlement Infill
HMCA	Outer South West				Ward	Morley South	

Site Characteristics

Site type	Greenfield
-----------	------------

On-site land uses

Agriculture
Dwellings
Agriculture

Neighbouring land uses

Dwellings
Agriculture
Transport tracks and ways

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Poorly defined	Road front	Yes

Description

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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/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 West

1281B Bruntcliffe Road, Morley

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)

Site has access to 2 buses per hour and good access to other services

3

Access comments

Access would have to be through adjacent permission

4

Local network comments

Small extension to existing permission but potential for cumulative impact

4

Mitigation measures

Total score

11

Highways site support

Yes

Contingent on other sites

Contingent on other sites

#### Highways Agency

Impact

Network Status

Comment awaited

#### Network Rail

#### Yorkshire Water

Treatment Works

Knostrop

Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

#### Environment Agency

Constraints

FZ1 over 1 ha. See comments in main text of our response.

Outer South West

1281B Bruntcliffe Road, Morley

LCC

Ecology support

Ecology boundary

Education comments

Flood Risk

Flood Zone 1

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Housing allocations 1282, 1281B, 1064B, 309, 2127 are identified as being Agricultural Land Classification Grade 2. The loss of high quality soils should be avoided.

Planning History Applications since 1/1/2009, covering more than 50% of the site			
App Number	Proposal	Decision	% of site
14/02160/COND	Consent, agreement or approval required by condition 6 of planning application 12/01332/OT	A	87
12/01332/OT	Outline application for residential development	A	87
13/01941/RM	173 houses with landscaping	A	87
14/01413/COND	Consent, agreement or approval required by conditions 5, 9, 10, 13, 17 and 23 of Planning Application 12/01332/OT		87
13/05117/COND	Consent, agreement or approval required by conditions 4, 8, 12, 13,14, 16, 22 and 26 of Planning Application 12/01332/OT	INT	87

Spatial relationships

UDP Designations

Core Strategy

Outer South West

1281B Bruntcliffe Road, Morley

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 %	0.00
-----------------	------

Nearest train station	Morley
Nearest train station distance (m)	1978.50
Nearest bus stop	1732
Nearest bus stop distance (m)	104.30

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 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 West

### 1281B Bruntcliffe Road, Morley

#### Conclusions

##### Issues and Options Summary

Outline planning application for residential development approved March 2013. When the plan is updated, this will become a 'lime green' site.

##### Site affects others?

##### Sustainability summary

Significant negative - greenfield site. Minor positive - access to greenspace and flood risk.

##### Summary of reps

###### For Development

###### Against Development

why can't developers develop the vast amounts of empty property and allocate these instead. Why can't brownfield land be used if this is to go ahead rather than spoiling our land?

The road infrastructure cannot take any more traffic - A650 already classified as being overloaded by Highway Department.

Development of this site (along with others in the area) would cause massive overload on the area's infrastructure : neither highways, schools, medical and social care facilities could cope.

. The numbers do not add up and are impractical, unsustainable and will cause utter chaos.

###### Neutral

The information relating to the capacity of sites 1281A, 1281B and 1064B in the Site Allocations Plan Volume 2: 10 Outer South West is incorrect and needs amending.

1281A – This is site ref 530 2300550 Bruntcliffe Road Morley 180 dwellings

1281B – Bruntcliffe Road, Morley 234 dwellings

1064B – Bruntcliffe Road and Scott Lane, Morley 11 dwellings

There appears to be an error in the capacity of these sites, which collectively form the site of an extant outline planning permission for 173 dwellings (12/01332/OT). A reserved matters application (Ref 13/01941/RM) for 173 dwellings is currently pending consideration.

The capacity is therefore 173 dwellings and not 425 dwellings, which is the combined capacity of these sites contained in Volume 2:10 of the Site Allocations Plan document.

This error needs rectifying in later versions of the Site Allocations Plan.

There is particular difficulty with a group of sites on Bruntcliffe Road. A recent planning permission caused some confusion by deviating from UDP allocation boundaries; the boundaries, capacities and colour codes need sorting out. This group is made up of LDF sites 1064A red, 1064B green, 1281A lime green, 1281B green and 3467 amber. We have left these untouched.

###### Statutory

This site is supported for housing growth.

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. (Metro)

##### 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 West

1282 Lane Side Farm, PAS Morley

Site Details

Easting	426961	Northing	428895	Site area ha	20.6	SP7	Major Settlement Extension
HMCA	Outer South West				Ward	Morley North	

Site Characteristics

Site type	Greenfield
-----------	------------

On-site land uses
-------------------

Agriculture
-------------

Neighbouring land uses
------------------------

Agriculture
-------------

Dwellings
-----------

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description
-------------

Agricultural land, with housing to the north.
---

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 West

1282 Lane Side Farm, PAS Morley

### SHLAA conclusions

**Availability:** Short ( $\leq 5$  yrs)

**Suitability:** LDF to determine

**Achievability:** Medium (6-10yrs)

### Summary of infrastructure provider comments

#### LCC Highways Comments

##### Public transport accessibility comments

Mostly meets Core Strategy standards

Rank (1-5)

4

##### Access comments

Access from Victoria Rd - priority junction or signals depending on the number of units to be served - widening into site required

4

##### Local network comments

Cumulative impact with adjacent sites in busy location

3

##### Mitigation measures

signalised access other mitigation works required

Total score

11

##### Highways site support

yes with mitigation

##### Contingent on other sites

required to access sites 1283, 3068 & 2164

##### Contingent on other sites

required to access sites 1283, 3068 & 2164

#### Highways Agency

Impact	No material impact	Network Status	No objection
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Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of Morley/Gildersome cluster.

#### Network Rail

#### Yorkshire Water

Treatment Works	Knostrop
-----------------	----------

Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

#### Environment Agency

##### Constraints

FZ1 over 1 ha. See comments in main text of our response.

#### LCC

Ecology support	Supported
-----------------	-----------

Supported



Outer South West

1282 Lane Side Farm, PAS Morley

Ecology boundary

Education comments

1096+1099A and B+ 2125+1282+1220A = 1248 houses generates 312 primary and 125 secondary children. 1x1.5FE primary school required. 6-7FE secondary school required across outer SW area.

Flood Risk

Flood Zone 1

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Housing allocations 1282, 1281B, 1064B, 309, 2127 are identified as being Agricultural Land Classification Grade 2. The loss of high quality soils should be avoided.

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
------------	----------	----------	-----------

Spatial relationships

UDP Designations

N32 Greenbelt	3.48	% overlap
N34 PAS	96.33	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
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	Morley
Nearest train station distance (m)	788.40
Nearest bus stop	3782
Nearest bus stop distance (m)	213.92

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

The site is designated as Protected Area of Search (PAS) on the existing UDP, not within the Green Belt. Flat agricultural land, between residential developments. Change in levels from road to site. No Highways issues.

### Site affects others?

Possibly knock on effects for 3428, 1283, 3068 2164 and 1220. Shared access and shared utilities may be favourable

### Sustainability summary

Significant negative - greenfield site. Significant positive - access to greenspace. Minor positive - greenhouse emissions, transport network and accessibility.

### Summary of reps

#### For Development

##### Phasing - short term

The assessment indicates that the site is partially within the Green Belt when it is not. The assessment should be amended to reflect this. The Council should make it clear at what point and route has been used in identifying the distance to a rail station and bus stop. The site is well related to a major settlement and would be a major settlement extension. This site is supported for housing growth. Should be amber

#### Against Development

Site too large for the infrastructure which is saturated/overloaded.  
Local road for access already at capacity, alarming peak time congestio - gridlock - particularly peak times.  
Development of this site would complete the merger of the communities of Morley and Churwell.  
No scope for extra infrastructure eg. Roads or schools, health centres, road crossings.  
Site of old coal mine, possible subsidence and methane gas seepage.  
No open space for children to play.  
How is access to be guaranteed to the new housing when it will have to travel on these already congested roads?  
Site not suitable for additional housing.  
Roads already in need of work and more traffic will cause more congestion and further damage to the road surface.  
Where would the access road onto Victoria Road be sited?  
Adverse health effects?  
Churwell Hill is already a very busy road especially at peak times - cannot take much more - and cannot be widened  
If properties were to be built it would already overload the existing road infrastructure which is running at over capacity now, and cause further damage to already poor road infrastructure.  
Any development of that size would need to be treated almost as a new town, with new shops, pubs, park etc  
Access for emergency services.  
Loss of vegetation causes pollution  
a development of this size would have to include long term investment in schools and other infrastructure

#### 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

Preferred housing allocation

### DPP Allocation Conclusion

The site is designated as Protected Area of Search (PAS) on the existing UDP, not within the Green Belt. Flat agricultural land, between residential developments. Change in levels from road to site. No Highways issues.

Site Details

Easting	427404	Northing	428769	Site area ha	29.5	SP7	Major Settlement Extension
HMCA	Outer South West				Ward	Morley North	

Site Characteristics

Site type	Greenfield
-----------	------------

On-site land uses
-------------------

Agriculture
-------------

Neighbouring land uses
------------------------

Agriculture
-------------

Dwellings
-----------

Other land uses - None

Topography	Sloping	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	No

Description
-------------

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Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	No
Would development result in an isolated development?	Yes
Is the site well connected to the built up area?	No
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	Yes

Unrestricted Sprawl Conclusion	High potential to lead to unrestricted sprawl
--------------------------------	---

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	No

Coalescence Conclusion	No merging but would significantly reduce the green belt gap
------------------------	--

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	Yes
Does the site provide access to the countryside	Yes
Does the site include local/national nature conservation areas (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
----------------------	---

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Large site, would reduce green belt separation of settlements. Isolated from built up area, relates poorly.
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## Outer South West

1283 Lane Side Farm Extension, Morley

### SHLAA conclusions

**Availability:** Short (= <5 yrs)

**Suitability:** LDF to determine

**Achievability:** Longterm (11+ yrs)

### Summary of infrastructure provider comments

#### LCC Highways Comments

##### Public transport accessibility comments

80% of the site meets the Core Strategy standards for Public Transport, 100% of the site to primary education, 30% to health and 5% to secondary education

Rank (1-5)

4

##### Access comments

Landlocked site has no access to adopted highway (track from Daisy Hill is not suitable). Relies on site 1282 for access but too much development off single access

2

##### Local network comments

Potential cumulative impact on Churwell Hill

3

##### Mitigation measures

Total score

9

##### Highways site support

no

##### Contingent on other sites

no

##### Contingent on other sites

no

#### Highways Agency

Impact	No material impact	Network Status	No objection
--------	--------------------	----------------	--------------

Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of Morley/Gildersome cluster.

#### Network Rail

Footbridge to replace nearby LC; Morley Station Improvements (including disabled access) General asset protection issues

#### Yorkshire Water

Treatment Works	Knostrop
-----------------	----------

Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

#### Environment Agency

##### Constraints

FZ1 over 1 ha. See comments in main text of our response.

#### LCC

Ecology support	Supported
-----------------	-----------

Supported

Outer South West

1283 Lane Side Farm Extension, Morley

Ecology boundary

Education comments

Flood Risk

Flood Zone 1. Field drains and culvert located within the site.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations

N32 Greenbelt	99.96	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.32	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
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
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Nearest train station	Morley
Nearest train station distance (m)	794.80
Nearest bus stop	10316
Nearest bus stop distance (m)	630.58

Agricultural classification	Grade 3
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps EA Flood Zone	<input 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. Site falls away steeply down to a railway cutting. Highways concerns re access. Development would represent a major incursion into the Green Belt gap separating Morley and Middleton, contrary to one of the purposes of Green Belts in preventing coalescence of settlements.

Site affects others?

Direct impact on 3068, would have to share access and utilities. Would also be favourable to bring site forward along with 2164 and 1220.

Sustainability summary

Significant negative - community cohesion (significantly out of scale with settlement) and greenfield site. Minor negative - waste, landscape and local distinctiveness. Minor positive - access to greenspace, greenhouse emissions, flood risk and accessibility

Summary of reps

Pro

Persimmon does not agree with the red assessment of the site. We consider that site 1283 are available immediately for development. Therefore we consider development can be achieved on the sites in the short term i.e. within 5 years and leading into the medium to longer term. The sprawl of Morley will be maintained by the railway line to the east

Anti Greenbelt Coalescence

Metro

Red Sites outside the Core Public Transport Network

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.

Distance to Core Network (Centre of site)	Buses Per Hour	Access to Primary Schools	Access to Secondary Schools	Access to Primary Health
659	11	No	Yes	

Yes

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. Site falls away steeply down to a railway cutting. Highways concerns re access. Development would represent a major incursion into the Green Belt gap separating Morley and Middleton, contrary to one of the purposes of Green Belts in preventing coalescence of settlements.



Outer South West

1284A      Albert Drive - Low Moor Farm Extension, Morley

Site Details

Easting	427598	Northing	428315	Site area ha	1.4	SP7	Major Settlement Extension
HMCA	Outer South West				Ward	Morley South	

Site Characteristics

Site type	Greenfield
On-site land uses	
Agriculture	
Neighbouring land uses	
Agriculture	
Dwellings	

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description	
Greenfield site in agricultural use, bounded to one side by road.	

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	No
Would development result in an isolated development?	No
Is the site well connected to the built up area?	Yes
Would development round off the settlement?	Yes
Is there a good existing barrier between the existing urban area and the undeveloped land?	No
Unrestricted Sprawl Conclusion	High potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	No
Coalescence Conclusion	No merging but there is no defensible boundary

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	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

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Well related to urban area and would round off the settlement. No defensible boundary to east which could create potential for further sprawl.
--

## Outer South West

1284A Albert Drive - Low Moor Farm Extension, Morley

### SHLAA conclusions

**Availability:** Short ( $\leq 5$  yrs)

**Suitability:** LDF to determine

**Achievability:** Longterm (11+yrs)

### Summary of infrastructure provider comments

#### LCC Highways Comments

##### Public transport accessibility comments

Meets Core Strategy standards with exception of health and local services

Rank (1-5)

4

##### Access comments

Access available from Albert Drive

5

##### Local network comments

Cumulative impact with other sites

4

##### Mitigation measures

Cumulative impact may require mitigation

Total score

13

##### Highways site support

yes with mitigation

##### Contingent on other sites

could cmine with adjacent sites - 1320 in particular

##### Contingent on other sites

could cmine with adjacent sites - 1320 in particular

#### Highways Agency

Impact	Network Status
No objection	

#### Network Rail

#### Yorkshire Water

Treatment Works	Knostrop
Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.	

#### Environment Agency

Constraints	
FZ1 over 1 ha. See comments in main text of our response.	

#### LCC

Ecology support	Supported with mitigation
Supported with mitigation to protect and enhance the wildlife corridor function provided by the adjacent Albert Valley Road LNA and the railway.	

Outer South West

1284A Albert Drive - Low Moor Farm Extension, Morley

Ecology boundary

Education comments

1319+1284A+1320+1275A+1285+2036 = 565 houses generates 141 primary and 56.5 secondary children. Although not enough children for a new school, no expansion options available in Morley, so land would be sought.

Flood Risk

Flood Zone 1

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations

N32 Greenbelt	99.99	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	1.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	0.00
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1284A      Albert Drive - Low Moor Farm Extension, Morley

Nearest train station	Morley
Nearest train station distance (m)	666.74
Nearest bus stop	2207
Nearest bus stop distance (m)	291.73

Agricultural classification	Urban
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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

Green Belt site. Site A is the western part of the original SHLAA submission. This site is well related to the existing residential area and development would round off the built up area. The site also has an existing defensible boundary, unlike site B.

Site affects others?

Sustainability summary

Significant negative - greenfield site. Minor negative - access to health and ecology mitigation. Minor positive - access to greenspace, greenhouse emissions, flood risk, transport network and accessibility.

Summary of reps

Pro  
Persimmon Homes has an interest in this site and is committed to bringing forward this site for development. Therefore the site is available, suitable and achievable.  
More suitable than other sites

Anti  
Greenbelt. Disagree with Council's green assessment, think the site should be red  
Congestion around area. No infrastructure set up to accommodate extra school pupils, health centres etc.

Metro  
Red Sites outside the Core Public Transport Network  
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.

Distance to Core Network (Centre of site)	Buses Per Hour	Access to Primary Schools	Access to Secondary Schools	Access to Primary Health
558	6	Yes		Yes

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

Green Belt site. Site A is the western part of the original SHLAA submission. This site is well related to the existing residential area and development would round off the built up area. The site also has an existing defensible boundary, unlike site B.

Outer South West

1284B      Albert Drive - Low Moor Farm Extension, Morley

Site Details

Easting	427845	Northing	428464	Site area ha	11.6	SP7	Major Settlement Extension
HMCA	Outer South West				Ward	Morley South	

Site Characteristics

Site type	Greenfield
-----------	------------

On-site land uses
-------------------

Agriculture
-------------

Neighbouring land uses
------------------------

Agriculture
-------------

Dwellings
-----------

Transport tracks and ways
---------------------------

Other land uses - None

Topography	Sloping	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	No

Description
-------------

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Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	No
Would development result in an isolated development?	Yes
Is the site well connected to the built up area?	No
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	Yes

Unrestricted Sprawl Conclusion	High potential to lead to unrestricted sprawl
--------------------------------	---

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	No

Coalescence Conclusion	No merging but would significantly reduce the green belt gap
------------------------	--

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	Yes
Does the site include local/national nature conservation areas (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 West

1284B Albert Drive - Low Moor Farm Extension, Morley

### Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Not connected to urban area, relates poorly to settlement. Would reduce green belt separation between Morley and Middleton.

### SHLAA conclusions

**Availability:** Short ( $\leq 5$  yrs)

**Suitability:** LDF to determine

**Achievability:** Longterm (11+yrs)

### Summary of infrastructure provider comments

#### LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

Site just outside acceptable walking distances to most services

3

Access comments

Access requires adjacent sites

3

Local network comments

Cumulative impact with other sites

4

Mitigation measures

Cumulative impact may require mitigation

Total score

10

Highways site support

yes with mitigation

Contingent on other sites

could combine with adjacent sites - 1320 in particular

Contingent on other sites

could combine with adjacent sites - 1320 in particular

#### Highways Agency

Impact

Network Status

No objection

#### Network Rail

#### Yorkshire Water

Treatment Works

Knostrop

Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

#### Environment Agency

Constraints

FZ1 over 1 ha. See comments in main text of our response.

Outer South West

1284B Albert Drive - Low Moor Farm Extension, Morley

LCC

Ecology support

Supported with mitigation

Supported with mitigation to protect and enhance the wildlife corridor function provided by the adjacent Albert Valley Road LNA and the railway.

Ecology boundary

Education comments

Flood Risk

Flood Zone 1. A number of public sewers and culverts located within the site.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations			Core Strategy		
N32 Greenbelt	99.59	% overlap	Main Urban Area	0.00	% overlap
N34 PAS	0.41		Major Settlement	0.00	
RL1 Rural Land	0.00		Minor Settlement	0.00	
N1 Greenspace	0.00		Overlaps Urban Extension	<input checked="" type="checkbox"/>	
N1A Allotments	0.00				
N5 Open Space	0.00				
N6 Playing Pitch	0.00				
N8 Urban Green Corridor	0.00				
CC Shopping Quarter	0.00				
UDP City Centre	0.00				
S2S6 Town Centre	0.00				
Proposed Local Centre	0.00				
Overlaps N37 SLA	<input type="checkbox"/>				
Sch. Ancient Mon.	0.00				

Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	



Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Morley
Nearest train station distance (m)	949.87
Nearest bus stop	2207
Nearest bus stop distance (m)	514.61

Agricultural classification	Grade 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 B is the eastern part of the original SHLAA submission. Site B is unrelated to the existing settlement form and development would represent a major incursion into Green Belt, reducing the gap between Morley and Middleton.

Site affects others?

Sustainability summary

Significant negative - community cohesion (significantly out of scale with settlement) and greenfield site. Minor negative - access to health and greenspace, ecology mitigation, landscape and local distinctiveness.

Summary of reps

Pro  
Persimmon Homes has an interest in this site and is committed to bringing forward this site for development. Therefore the site is available, suitable and achievable. The site is well related to a major settlement and would be a major settlement greenfield extension.

Anti  
Greenbelt

Metro  
Red Sites outside the Core Public Transport Network  
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.

Distance to Core Network (Centre of site)	Buses Per Hour	Access to Primary Schools	Access to Secondary Schools	Access to Primary Health
558	6	Yes		
Yes	Yes			

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. Site B is the eastern part of the original SHLAA submission. Site B is unrelated to the existing settlement form and development would represent a major incursion into Green Belt, reducing the gap between Morley and Middleton.

Site Details							
Easting	428126	Northing	427623	Site area ha	3.8	SP7	Major Settlement Extension
HMCA	Outer South West				Ward	Morley South	

Site Characteristics	
Site type	Greenfield
On-site land uses	
Agriculture	
Neighbouring land uses	
Agriculture	
Dwellings	

Other land uses - None

Topography	Sloping	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description	
-------------	--

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 West

1285 Owlers Farm PAS , Wide Lane, Morley

### 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

Meets Core Strategy standards with exception of health and local services

Rank (1-5)

4

##### Access comments

Access available from Bedale Court for limited development

4

##### Local network comments

Site may require some off-site mitigation works

4

##### Mitigation measures

Total score

12

##### Highways site support

yes with mitigation

##### Contingent on other sites

joint approach with 3069, 1279, 3120 & 1018 (inc access).

##### Contingent on other sites

joint approach with 3069, 1279, 3120 & 1018 (inc access).

#### Highways Agency

Impact	No material impact	Network Status	No objection
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Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of Morley/Gildersome cluster.

#### Network Rail

#### Yorkshire Water

Treatment Works	Knostrop
-----------------	----------

Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

#### Environment Agency

##### Constraints

FZ1 over 1 ha. See comments in main text of our response.

#### LCC

Ecology support	Supported with mitigation
-----------------	---------------------------

Supported with mitigation to protect and enhance the wildlife corridor function of the beck along the southern boundary and hedgerows. A minimum 20 metre buffer from the beck.

Outer South West

1285      Owers Farm PAS , Wide Lane, Morley

Ecology boundary

Education comments

1319+1284A+1320+1275A+1285+2036 = 565 houses generates 141 primary and 56.5 secondary children. Although not enough children for a new school, no expansion options available in Morley, so land would be sought.

Flood Risk

Mostly Flood Zone 1, but Topcliffe Beck runs inside the Southern boundary of the site. A couple of public sewers also cross the site.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Planning History      Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
13/00902/OT	Outline application for residential development	A	100
14/01886/RM	Reserved Matters application for the construction of 114 dwellings with associated car parking and landscaping	A	100

Spatial relationships

UDP Designations	
N32 Greenbelt	2.04
N34 PAS	97.96
RL1 Rural Land	0.00
N1 Greenspace	0.00
N1A Allotments	0.00
N5 Open Space	0.00
N6 Playing Pitch	0.00
N8 Urban 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
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

% overlap

% overlap

% overlap

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Morley
Nearest train station distance (m)	1258.26
Nearest bus stop	8753
Nearest bus stop distance (m)	156.27

Agricultural classification	Grade 3
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

The site is designated as Protected Area of Search (PAS) on the existing UDP, not within the Green Belt. Good flat site, no constraints.

Site affects others?

Could provide access to 3120 if it where to come forward. Would be favourable in design sense if 1285, and 1279 came forward together.

Sustainability summary

Minor negative - access to health, part greenfield and brownfield site and ecology mitigation. Minor positive - access to greenspace, greenhouse emissions, flood risk, transport network and accessibility.

Summary of reps

Pro  
Site should be considered for short term affordable housing supply  
Persimmon Homes - We support the site assessment which concludes that the site is free from constraint. In particular the site is well related to the settlement of Morley and therefore broadly accords with the emerging Core Strategy.

Anti  
National/Local policy, greepspace deficiency, site should be amber  
Traffic congestion  
Safety  
Agricultural land  
Urban sprawl  
Loss of green space/corridor  
Coalescence  
Already enough housing

Emergency services. The Topcliffe estate off wide lane is a perfect example of this problem and householders there have been warned by the fire service that in the event of a fire lives could be at risk because of cars parked on both sides of the streets limiting access for the fire engines.

Lack of infrastructure, Surely the planners must know that the horse goes 'in front of the cart' and realise that the infrastructure of the area should be put in place to give a workable system before additional population expansion to avoid catastrophic overcrowding and misplacements which will only serve to worsen our already cramped living standards.

Pressure on local services, Schools, medical services etc

Schools full. It has already been stated in the local media that Morley secondary schools will be at 'full capacity' by 2016 and that does not take into account any new housing development in the area

Public transport  
Public transport (which for the area under consideration means bus service) is suffering along with all other road users from the increased volume of traffic and the condition of the road surfaces in this and the surrounding areas. Roads are literally crumbling under the massive volume of traffic and there seems no coordinated scheme in place to effect repairs.

METRO  
Green and Amber Sites within the Core Public Transport 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 (Centre of site) Primary Health	Buses Per Hour	Access to Primary Schools	Access to Secondary Schools	Access to
158	6	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 West

1319 Albert Road (land north of), Morley

Site Details

Easting	427214	Northing	428108	Site area ha	2.5	SP7	Major Settlement Infill
HMCA	Outer South West				Ward	Morley South	

Site Characteristics

Site type	Greenfield
On-site land uses	
Vacant land	
Neighbouring land uses	
Dwellings	
Storage	

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description	
-------------	--

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

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## Outer South West

1319 Albert Road (land north of), Morley

### 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

Meets Core Strategy standards

Rank (1-5)

5

Access comments

Access available from Albert Drive

5

Local network comments

Cumulative impact with adjacent sites

4

Mitigation measures

cumulative impact may require mitigation

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
--------	--------------------	----------------	--------------

Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of Morley/Gildersome cluster.

#### Network Rail

#### Yorkshire Water

Treatment Works	Knothrop
-----------------	----------

Knothrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knothrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

#### Environment Agency

Constraints

FZ1 over 1 ha and site is on top of an historic landfill site. See comments in main text of our response

#### LCC

Ecology support	Supported with mitigation
-----------------	---------------------------

Supported with mitigation to protect and enhance the adjacent Albert/Valley Road Local Nature Area.

Outer South West

1319 Albert Road (land north of), Morley

Ecology boundary

Education comments

1319+1284A+1320+1275A+1285+2036 = 565 houses generates 141 primary and 56.5 secondary children. Although not enough children for a new school, no expansion options available in Morley, so land would be sought.

Flood Risk

Flood Zone 1. Public surface water sewer within the site.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
14/01934/FU	Erection of 63 dwellings with public open space	R	99

Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	97.49	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	0.00	% overlap
Major Settlement	1.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Morley
Nearest train station distance (m)	249.83
Nearest bus stop	509
Nearest bus stop distance (m)	83.53

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 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

The site is designated on the existing UDP as N1 greenspace. Loss of greenspace would need to be considered through the greenspace review. See also greenspace section, page 37, question G14. Site is bounded by residential development to 2 sides and has road frontage for access.

Site affects others?

Sustainability summary

Significant negative - loss of greenspace. Minor negative - part greenfield and brownfield site and waste. Significant positive - greenhouse emissions, transport network and accessibility. Minor positive - access to schools, health and leisure and flood r

Summary of reps

Pro

Change from Amber to Green. Would round off existing settlement. Any development should include marker and also a memorial to all the miners who died in the Morley Main Colliery disaster. Concerns regarding infrastructure apply to this site as to all the others.

Anti

Green to red [site indicated is amber]no capacity on local roads (and services). Green space for local leisure and wildlife

Metro

Amber Sites outside the Core Public Transport 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 be 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
427	4	Yes	Yes	
Yes				

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

Site is bounded by residential development to 2 sides and has road frontage for access.

Outer South West

1320 Albert Drive - Lower Moor Farm PAS, Morley

Site Details

Easting	427888	Northing	428199	Site area ha	7.2	SP7	Major Settlement Extension
HMCA	Outer South West				Ward	Morley South	

Site Characteristics

Site type	Greenfield
-----------	------------

On-site land uses
-------------------

Agriculture
-------------

Neighbouring land uses
------------------------

Agriculture
-------------

Dwellings
-----------

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/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 West

1320 Albert Drive - Lower Moor Farm PAS, Morley

### 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

Meets Core Strategy standards with exception of local services

Rank (1-5)

4

##### Access comments

Main access achievable off Albert Lane & potential to link to adjacent sites

5

##### Local network comments

Cumulative impact with adjacent sites

4

##### Mitigation measures

Cumulative impact may require mitigation

Total score

13

##### Highways site support

yes with mitigation

##### Contingent on other sites

could combine with adjacent sites

##### Contingent on other sites

could combine with adjacent 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 Morley/Gildersome cluster.

#### Network Rail

#### Yorkshire Water

Treatment Works	Knostrop
-----------------	----------

Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

#### Environment Agency

##### Constraints

FZ1 over 1 ha. See comments in main text of our response.

#### LCC

Ecology support	Supported
-----------------	-----------

Supported

Outer South West

1320 Albert Drive - Lower Moor Farm PAS, Morley

Ecology boundary

Education comments

1319+1284A+1320+1275A+1285+2036 = 565 houses generates 141 primary and 56.5 secondary children. Although not enough children for a new school, no expansion options available in Morley, so land would be sought.

Flood Risk

Flood Zone 1

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	100.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
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
-----------------	------

1320      Albert Drive - Lower Moor Farm PAS, Morley

Nearest train station	Morley
Nearest train station distance (m)	928.12
Nearest bus stop	12777
Nearest bus stop distance (m)	306.15

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>



Conclusions

Issues and Options Summary

The site is designated as Protected Area of Search (PAS) on the existing UDP, not within the Green Belt. The site has good access to the highway, at the end of a residential road. No Highway issues raised.

Site affects others?

Sustainability summary

Minor negative - access to health and part greenfield and brownfield site. Minor positive - greenhouse emissions, flood risk, transport network and accessibility.

Summary of reps

Pro  
Persimmon- site available immediately for development. Therefore we consider development can be achieved on the site in the short term i.e. within 5 years and leading into the medium to longer term.

Anti  
Loss of greenspace/ green corridor  
Only green space in area which is used for events. Was used a waste tip by Morley Main Pit. Could have Methane gas leakage and subsidance.  
Pressure on local services  
Poor road access  
Overdevelopment

Metro  
Green and Amber Sites within the Core Public Transport 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 (Centre of site)	Buses Per Hour	Access to Primary Schools	Access to Secondary Schools	Access to Primary Health
310	6	Yes	Yes	Yes

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

The site is designated as Protected Area of Search (PAS) on the existing UDP, not within the Green Belt. The site has good access to the highway, at the end of a residential road

Outer South West

1325      Dewsbury Road (501) LS11 5LL

Site Details

Easting	429616	Northing	430301	Site area ha	0.8	SP7	Main Urban Area Infill
HMCA	Outer South West				Ward	Beeston and Holbeck	

Site Characteristics

Site type	Brownfield
-----------	------------

On-site land uses

Manufacturing and Wholesale
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Neighbouring land uses

Allotment and city farm
-------------------------

Manufacturing and Wholesale
-----------------------------

Dwellings
-----------

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

--

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 West

1325 Dewsbury Road (501) LS11 5LL

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

5

Access comments

Access could be achieved

5

Local network comments

Spare capacity in the local network but some impact likely

4

Mitigation measures

Total score

14

Highways site support

yes

Contingent on other sites

no

Contingent on other sites

no

#### Highways Agency

Impact No material impact

Network Status

No objection

n/a

#### Network Rail

#### Yorkshire Water

Treatment Works Knostrop

Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

#### Environment Agency

Constraints

FZ1 under 1 ha. See comments in main text of our response.

Outer South West

1325      Dewsbury Road (501)   LS11 5LL

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	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	0.00
-----------------	------

Nearest train station	Cottingley
Nearest train station distance (m)	2244.02
Nearest bus stop	9142
Nearest bus stop distance (m)	77.88

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

The site is located within an existing employment area and is considered more appropriate for employment use.

Site affects others?

Sustainability summary

Minor negative - employment and economic growth. Significant positive - greenhouse emissions, flood risk transport network and accessibility.  
Minor positive - access to schools, health, leisure and greenspace and part greenfield and brownfield site.

Summary of reps

Pro				
None				
Anti				
Not suitable for housing				
Metro				
Red Sites within the Core Public Transport 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 (Centre of site)	Buses Per Hour	Access to Primary Schools	Access to Secondary Schools	Access to Primary Health
52	5	Yes	Yes	
Yes				

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

The site is located within an existing employment area and is considered more appropriate for employment use.

## Outer South West

**1330A Haigh Moor Road - Jude's Point, West Ardsley, WF3 1EF Plan App 12/01850/RM**

### Site Details

Easting	428579	Northing	425175	Site area ha	1.3	SP7	Smaller Settlement Infill
HMCA	Outer South West				Ward	Ardsley and Robin Hood	

### Site Characteristics

Site type	Greenfield
-----------	------------

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description

### 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: LDF to determine Achievability: Medium (6-10yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
	0
Access comments	0
Local network comments	0
Mitigation measures	Total score
	0
Highways site support	
site has permission for housing (on site with construction)	
Contingent on other sites	
Contingent on other sites	

Highways Agency

Impact	Network Status

Network Rail

--

Yorkshire Water

Treatment Works

Environment Agency

Constraints

LCC

Ecology support

Ecology boundary

--

Education comments

--



## Outer South West

### 1330A Haigh Moor Road - Jude's Point, West Ardsley, WF3 1EF Plan App 12/01850/RM

#### 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
12/03273/COND	onsent, agreement or approval required by condition 16 of Planning Application 11/01014/OT	<b>A</b>	87
11/01014/OT	Residential Development of 32 houses	<b>A</b>	87
13/02157/COND	Consent, agreement or approval required by condition 14 of Planning Application 11/01014/OT	<b>A</b>	87
12/9/00252/MOD	Reserved matters application for 32 houses and associated landscaping NON MATERIAL AMENDMENT to 12/01850/RM: Removal of render from exterior of Plot 17 and walling to be in brickwork.	<b>M01</b>	100
13/9/00026/MOD	Reserved matters application for 32 houses and associated landscaping NON MATERIAL AMENDMENT to 12/01850/FU: Removal of render from plot 22 and render added to plot 21	<b>M01</b>	100
12/03270/COND	Consent, agreement or approval required by conditions 12, 14 and 15 of Planning Application 11/01014/OT	<b>SPL</b>	87
12/03204/COND	Consent, agreement or approval required by condition 21 of Planning Application 11/01014/OT	<b>A</b>	87
12/01850/RM	Reserved matters application for 32 houses and associated landscaping	<b>A</b>	100
12/05376/COND	Consent, agreement or approval required by condition 4 of Planning Application 11/01014/OT	<b>A</b>	87

#### 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
LB Corridor RA	0.00
EASEL RA	0.00
Aire Valley RA	0.00
West Leeds Gateway	0.00

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Morley
Nearest train station distance (m)	3346.26
Nearest bus stop	6167
Nearest bus stop distance (m)	107.67

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

Site affects others?

Sustainability summary

Summary of reps

Anti  
Green belt/ loss of green space  
Brownfield sites first  
Wildlife biodiversity impact  
There is bindweed in the field which I believe would make it difficult for any developers to be able to build on that land

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 West

1330B Haigh Moor Road - Jude's Point, West Ardsley, WF3 1EF

Site Details

Easting	428494	Northing	425250	Site area ha	1.5	SP7	Smaller Settlement Infill
HMCA	Outer South West				Ward	Ardsley and Robin Hood	

Site Characteristics

Site type	Greenfield
-----------	------------

On-site land uses
-------------------

Agriculture
-------------

Neighbouring land uses
------------------------

Agriculture
-------------

Dwellings
-----------

Allotment and city farm
-------------------------

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Poorly defined	Road front	No

Description
-------------

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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

## Outer South West

1330B Haigh Moor Road - Jude's Point, West Ardsley, WF3 1EF

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

Site has access to 3 buses per hour. 100% of site with accessibility zone for primary education. Outside accessibility zone for secondary education, some local facilities

Rank (1-5)

3

##### Access comments

Acceptable access through developed part of site

5

##### Local network comments

Small development - negligible local impact

5

##### Mitigation measures

Total score

13

##### Highways site support

yes

##### Contingent on other sites

##### Contingent on other sites

#### Highways Agency

##### Impact

##### Network Status

Comment awaited

#### Network Rail

#### Yorkshire Water

##### Treatment Works

Caldervale

There is limited capacity at Caldervale for new development. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

#### Environment Agency

##### Constraints

FZ1 over 1 ha. See comments in main text of our response.

Outer South West

1330B Haigh Moor Road - Jude's Point, West Ardsley, WF3 1EF

LCC

Ecology support

Ecology boundary

Education comments

Flood Risk

Flood Zone 1. Public, combined sewer, crosses the site.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	1.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Morley
Nearest train station distance (m)	3240.24
Nearest bus stop	3329
Nearest bus stop distance (m)	184.40

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. Site A has planning permission (shown as a lime green site) which includes access through to site B and is part of the same field. Residential development is considered acceptable in principle.

Site affects others?

Sustainability summary

Significant negative - greenfield site. Minor positive - flood risk.

Summary of reps

Pro  
If done with due care and attention to the local environment and with respect for the local community this would be a relatively sustainable addition.  
The site at Haigh Wood with its non greenbelt status and accessibility and sustainability credentials provides a very good location for development

Anti  
Overdevelopment.Change from green to red. There is already a large amount of new buildings in the area and already congested (and exceedingly badly maintained) roads, schools and other services cannot cope. Over-population for village.  
Wildlife/ Biodiversity impact  
Flooding/ Drainage. Further housing development will exacerbate flooding problem.  
Traffic/Congestion  
Pressure on local services, Schools full  
New developments out of character with area  
Visual impact

Metro  
Green Sites outside the Core Public Transport 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.  
Sites which fall marginally outside the 400m catchments and have high bus frequencies or are small sites low capacity are less of concern but are flagged up nonetheless.  
The table also includes accessibility assessments results to access other services and facilities within acceptable journey times on public transport.

Distance to Core Network (Centre of site)	Buses Per Hour	Access to Primary Schools	Access to Secondary Schools	Access to Primary Health
792	4	Yes		
Yes	Yes			

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Site within the existing settlement. Site A has planning permission (shown as a lime green site) which includes access through to site B and is part of the same field. Residential development is considered acceptable in principle. Subsumed into new boundary for 3373C drawn 12/9/14. Post IO capacity set to 0



Site Details

Easting	422795	Northing	428040	Site area ha	18.4	SP7	Smaller Settlement Extension
HMCA	Outer South West				Ward	Morley North	

Site Characteristics

Site type	Greenfield
-----------	------------

On-site land uses
-------------------

Agriculture
-------------

Neighbouring land uses
------------------------

Agriculture
-------------

Dwellings
-----------

Other land uses - None

Topography	Sloping	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description
-------------

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Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	No
Would development result in an isolated development?	No
Is the site well connected to the built up area?	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	Yes
Are these buildings used for agricultural purposes?	Yes

Encroachment Conclusion	Site does not perform an important role in safeguarding from encroachment
-------------------------	---

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	No
Can development preserve this character?	

Character Conclusion	No effect on the setting and special character of historic features
----------------------	---

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Green Belt site. Development would round off the settlement up to the A650 and be contained by the major road which acts as a defensible boundary.
--

## Outer South West

1332 Adwalton - Penfields, Drighlington

### SHLAA conclusions

**Availability:** Short ( $\leq 5$  yrs)

**Suitability:** LDF to determine

**Achievability:** Longterm (11+yrs)

### Summary of infrastructure provider comments

#### LCC Highways Comments

##### Public transport accessibility comments

No Public Transport or other local services

Rank (1-5)

1

##### Access comments

Access is only available via Southfield Farm on Fieldhead Lane or Walton Drive, the latter being substandard in width to accommodate the level of development

3

##### Local network comments

Potential issues at the junction with the A650

4

##### Mitigation measures

none identified to overcome site deficiencies - level of development unlikely to support new bus service or local services

Total score

8

##### Highways site support

no

##### Contingent on other sites

##### 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 Morley/Gildersome cluster.			

#### Network Rail

#### Yorkshire Water

Treatment Works	Knothrop
Knothrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knothrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.	

#### Environment Agency

##### Constraints

FZ1 over 1 ha. See comments in main text of our response.

#### LCC

Ecology support	Supported
Supported	

Outer South West

1332 Adwalton - Penfields, Drighlington

Ecology boundary

Education comments

1200A+3378+3064+3000+1332+2124+3003+333+1077+1344 = 1376 houses generates 344 primary and 138 secondary children. 1-1.5FE primary school required.

Flood Risk

Flood Zone 1.

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	99.70	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.01	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
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	Morley
Nearest train station distance (m)	4170.30
Nearest bus stop	8627
Nearest bus stop distance (m)	463.32

Agricultural classification	Grade 3
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Green Belt site. Development would round off the settlement up to the A650 and be contained by the major road which acts as a defensible boundary. Highways concerns re poor accessibility and limited access provision.

Site affects others?

Sustainability summary

Significant negative - greenfield site, greenhouse emissions, accessibility and pollution. Minor negative - access to schools, leisure and greenspace, community cohesion and transport network. Minor positive - flood risk.

Summary of reps

Pro  
The site is largely vacant and is being actively promoted by the current land owners  
Good Drainage  
Good defendable boundary.  
Rounding off settlement. The concerns regarding infrastructure and access to busy main roads apply to this site  
Good access to motorways - able to travel to Bradford / Halifax / Leeds / Wakefield.  
Good local amenity - shops / doctors / leisure.  
No harm to green belt

Anti  
Overdevelopment, Drighlington cannot take any more property, schools/doctors/sewage/shops and roads overcrowded  
Traffic congestion/ Access  
Pressure on local services, Schools full  
Why use green belt site when there are plenty of brownfield sites and vacant housing. Only one school in Drighlington  
Poor general infrastructure

Metro  
Amber Sites outside the Core Public Transport 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
1017	7	No	Yes	

Yes

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. Development would round off the settlement up to the A650 and be contained by the major road which acts as a defensible boundary. Highways concerns re poor accessibility and limited access provision.

Site Details

Easting	423195	Northing	428920	Site area ha	14.3	SP7	Smaller Settlement Extension
HMCA	Outer South West				Ward	Morley North	

Site Characteristics

Site type	Greenfield
-----------	------------

On-site land uses
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Agriculture
-------------

Neighbouring land uses
------------------------

Agriculture
-------------

Dwellings
-----------

Other land uses - None

Topography	Sloping	Landscape	Limited Tree Cover
Boundaries	Poorly defined	Road front	No

Description
-------------

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Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	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?	
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 does not perform an important role in safeguarding from encroachment	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	No
Can development preserve this character?	
Character Conclusion	No effect on the setting and special character of historic features

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

The site is unrelated to the existing settlement. Development of the site would be an isolated island and create unrestricted sprawl into the Green Belt and a precedent for further sprawl.
--

## Outer South West

1334 Pitty Close Farm, Drighlington BD11

### SHLAA conclusions

**Availability:** Short ( $\leq 5$  yrs)

**Suitability:** LDF to determine

**Achievability:** Longterm (11+yrs)

### Summary of infrastructure provider comments

#### LCC Highways Comments

##### Public transport accessibility comments

20% of the site has access to 4 buses per hour, 40% of the site has access to 3 buses per hour. The remaining 40% of the site had 0 buses per hour. The site lies outside the accessibility zone for education, 100% of the site has access to health.

Rank (1-5)

2

##### Access comments

Access is very poor onto Wakefield Rd - too narrow, very limited visibility

1

##### Local network comments

Potential cumulative impact with adjacent sites

4

##### Mitigation measures

none identified to overcome site deficiencies - level of development unlikely to support new bus service or local services

Total score

7

##### Highways site support

no

##### Contingent on other sites

##### 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 Morley/Gildersome cluster.			

#### Network Rail

#### Yorkshire Water

Treatment Works	Knostrop
Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.	

#### Environment Agency

##### Constraints

FZ1 over 1 ha. See comments in main text of our response.

#### LCC

Ecology support	Supported
Supported	

Outer South West

1334      Pitty Close Farm, Drighlington BD11

Ecology boundary

Education comments

Flood Risk

Flood Zone 1. Field drainage along SE boundary.

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	95.09	% overlap
N34 PAS	4.91	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Morley
Nearest train station distance (m)	3856.02
Nearest bus stop	3020
Nearest bus stop distance (m)	375.63

Agricultural classification	Grade 3
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Green Belt site. The site is unrelated to the existing settlement. Development of the site would be an isolated island and create unrestricted sprawl into the Green Belt and a precedent for further sprawl. Poor site access.

Site affects others?

Sustainability summary

Significant negative - greenfield site. Minor negative - access to health, leisure and greenspace, community participation, community cohesion (out of scale with settlement), greenhouse emissions, transport network and flood risk

Summary of reps

Anti Greenbelt Lack of facilities/ shops. The schools are full as are the dentists and health. Not enough shops, services or sewerage systems. Brownfield sites first				
Metro Red Sites outside the Core Public Transport Network Consideration needs to be given to if this site would be able to meet the LDF public transport accessibility requirements should housing be brought forward. We agree that these sites would not be suitable for housing development.				
Distance to Core Network (Centre of site)	Buses Per Hour	Access to Primary Schools	Access to Secondary Schools	Access to Primary Health
516	6	No	Yes	
Yes				

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. The site is unrelated to the existing settlement. Development of the site would be an isolated island and create unrestricted sprawl into the Green Belt and a precedent for further sprawl. Poor site access.

Site Details

Easting	428275	Northing	425357	Site area ha	2	SP7	Smaller Settlement Infill
HMCA	Outer South West				Ward	Morley South	

Site Characteristics

Site type	Greenfield
-----------	------------

On-site land uses
-------------------

Agriculture
-------------

Neighbouring land uses
------------------------

Agriculture
-------------

Dwellings
-----------

Other land uses - None

Topography	Flat	Landscape	Significant Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

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## Outer South West

1336 Westerton Road (land at), West Ardsley

### SHLAA conclusions

**Availability:** Short ( $\leq 5$  yrs)

**Suitability:** LDF to determine

**Achievability:** Medium (6-10yrs)

### Summary of infrastructure provider comments

#### LCC Highways Comments

##### Public transport accessibility comments

50% of the site within the accessibility zone for 3 buses per hour, 100% of the site within the accessibility zone for education and 50% for health

Rank (1-5)

3

##### Access comments

Access achievable onto Westerton Road

5

##### Local network comments

Potential cumulative impact with nearby sites

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
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Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of dewsbury Roadcluster.

#### Network Rail

#### Yorkshire Water

Treatment Works	Caldervale
-----------------	------------

There is limited capacity at Caldervale for new developmen. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

#### Environment Agency

##### Constraints

FZ1 over 1 ha. See comments in main text of our response.

#### LCC

Ecology support	Supported
-----------------	-----------

Supported

Outer South West

1336 Westerton Road (land at), West Ardsley

Ecology boundary

Education comments

3078A+1072+3373A and C+1336+3456A+536+1143B, D and F+2155+1274+1032+1067B+1069+2128 +1258+3365 = 2685 houses generates 671 primary and 268.5 secondary children. 1x2FE and 1xFE primary school required.

Flood Risk

Flood Zone 1 but there is a watercourse through the centre of the site and also along southern boundary. Public sewers located inside the Southern boundary.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
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Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	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

1336 Westerton Road (land at), West Ardsley

LCC ownership %	0.00
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Nearest train station	Morley
Nearest train station distance (m)	3045.46
Nearest bus stop	7501
Nearest bus stop distance (m)	129.51

Agricultural classification	Grade 3
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

The site is within the existing settlement and residential development is considered acceptable in principle.

Site affects others?

Sustainability summary

Significant negative - greenfield site. Minor positive - access to schools and greenspace, flood risk and transport network.

Summary of reps

Pro

No harm to the green belt, suitable and available

Anti

Greenbelt

Agricultural Land

Access

Safety, and quality of life

Out of character with area.

Pressure on local services, schools in the area are already over subscribed

Current drainage in the area is not sufficient, causing flooding in Westerton Road

The destruction of protected trees and shrubs would have a negative effect on wildlife.

Coalescence, The newly proposed sites taken together would consolidate semi-rural groups of settlements into a predominantly urban residential area. Most of the open frontages to Bradford Road and Westerton Road would be built on, removing open aspects and distant views and tending towards the creation of amorphous sprawl of development across the area along the length of the A650

Brownfield site first. Instead brownfield sites should be used where wildlife, agricultural land and woodland would not be affected and the infrastructure would be more suitable..

Conservation/Heritage. Lee Fair

Lee Fair has existed in this locality for hundreds of years and the locals are proud of its historical legacy. Would the Fair disappear completely or be moved away from the area. It would be verydisappointing if this happened.

Metro

Green Sites outside the Core Public Transport 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.

Distance to Core Network (Centre of site)	Buses Per Hour	Access to Primary Schools	Access to Secondary Schools	Access to Primary Health
670	4	Yes	Yes	Yes

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

The site is within the existing settlement and residential development is considered acceptable in principle. Subsumed into new boundary for 3373A drawn 12/9/14. Opost IO capacity set to 0

Site Details

Easting	423094	Northing	429314	Site area ha	0.6	SP7	Smaller Settlement Extension
HMCA	Outer South West				Ward	Morley North	

Site Characteristics

Site type	Greenfield
-----------	------------

On-site land uses
-------------------

Agriculture
-------------

Neighbouring land uses
------------------------

Agriculture
-------------

Dwellings
-----------

Other
-------

Other land uses
-----------------

Equestrian
------------

Topography	Undulating	Landscape	No Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description
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Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	No
Would development result in an isolated development?	No
Is the site well connected to the built up area?	No
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	Yes
Unrestricted Sprawl Conclusion	Low potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	No
Coalescence Conclusion	No merging but there is no defensible boundary

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas (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 West

1344 Westfield Farm, Drighlington BD11

### Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Green Belt site. The site is well contained by existing housing and road frontages and is effectively an infill site.

### 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 Strategy standards with exception of education

4

Access comments

Access achievable from Old Lane with some widening and provision of new footways

4

Local network comments

Small development unlikely to impact on local network

4

Mitigation measures

widening of Old lane and provision of new footways

Total score

12

Highways site support

yes with mitigation

Contingent on other sites

best combined with 1077 to achieve access improvements

Contingent on other sites

best combined with 1077 to achieve access improvements

#### Highways Agency

Impact	No material impact	Network Status	No objection
--------	--------------------	----------------	--------------

n/a

#### Network Rail

#### Yorkshire Water

Treatment Works	Knostrop
-----------------	----------

Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

#### Environment Agency

Constraints

FZ1 under 1 ha. See comments in main text of our response.

Outer South West

1344 Westfield Farm, Drighlington BD11

LCC

Ecology support

Supported

Supported

Ecology boundary

Education comments

1200A+3378+3064+3000+1332+2124+3003+333+1077+1344 = 1376 houses generates 344 primary and 138 secondary children. 1-1.5FE primary school required.

Flood Risk

Flood Zone 1

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site			
App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations		
N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Morley
Nearest train station distance (m)	4054.43
Nearest bus stop	392
Nearest bus stop distance (m)	249.08

Agricultural classification	Grade 3
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Green Belt site. The site is well contained by existing housing and road frontages and is effectively an infill site.

Site affects others?

Sustainability summary

Significant negative - access to greenspace and greenfield site. Minor positive - greenhouse emissions, flood risk, transport network and accessibility.

Summary of reps

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

Green Belt site. The site is well contained by existing housing and road frontages and is effectively an infill site.

Outer South West

5165 Land at Moor Knoll Lane East Ardsley

Site Details

Easting	430223	Northing	426164	Site area ha	0.5	SP7	Smaller Settlement Extension
HMCA	Outer South West				Ward	Ardsley and Robin Hood	

Site Characteristics

Site type	Mix 70:30
-----------	-----------

On-site land uses
-------------------

Vacant land
-------------

Neighbouring land uses
------------------------

Manufacturing and Wholesale
-----------------------------

Agriculture
-------------

Dwellings
-----------

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Poorly defined	Road front	Yes

Description
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Vacant land on the edge of East Ardsley bordered by agricultural land and residential uses.
---

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	No
Would development result in an isolated development?	No
Is the site well connected to the built up area?	No
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	No
Unrestricted Sprawl Conclusion	Low potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	No
Coalescence Conclusion	No merging but there is no defensible boundary

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas (SSSIs)	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	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	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Development of the site could lead to unrestricted sprawl into the Green Belt. The site has indefensible boundaries.

SHLAA conclusions

Availability: Suitability: Achievability:

Summary of infrastructure provider comments

Highways Agency

Impact	No material impact	Network Status	No objection
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Network Rail

Yorkshire Water

Treatment Works	
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Environment Agency

Constraints	
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LCC

Ecology support	Supported
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Supported - Green.

Ecology boundary

Education comments

Flood Risk

There is a minor watercourse running along the Southern boundary of the site. It should be assumed that there will be no development within 9m of the beck. Surface water flood risk = Low.

Utilities

Gas
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Electric

Fire and Rescue

Telecoms

Other

English Heritage
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Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
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Spatial relationships

UDP Designations

N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	1.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Morley
Nearest train station distance (m)	3793.16
Nearest bus stop	4434
Nearest bus stop distance (m)	110.53

Agricultural classification	Grade 3
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Green Belt site. Development of the could lead to unrestricted sprawl into the Green Belt. The site has indefensible boundaries.

Site affects others?

No

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. Development of the could lead to unrestricted sprawl into the Green Belt. The site has indefensible boundaries.



Outer South West

2036 Rod Mills Lane, High Street, Morley

Site Details

Easting	426699	Northing	427368	Site area ha	1.8	SP7	Major Settlement Infill
HMCA	Outer South West				Ward	Morley South	

Site Characteristics

Site type	Brownfield
-----------	------------

On-site land uses
-------------------

Vacant building
-----------------

Neighbouring land uses
------------------------

Office
--------

Manufacturing and Wholesale
-----------------------------

Dwellings
-----------

Other land uses - None

Topography	Flat	Landscape	Significant Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

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 West

2036 Rod Mills Lane, High Street, Morley

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)

Meets Core Strategy standards

5

Access comments

Access not achievable from Fountain St. Potential off High St by side of flat complex - car parking issues

3

Local network comments

Smallish development with minimal impact

4

Mitigation measures

Access from High Street only

Total score

12

Highways site support

yes with mitigation

Contingent on other sites

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 Morley / Gildersome cluster.

#### Network Rail

#### Yorkshire Water

Treatment Works Knostrop

Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

#### Environment Agency

Constraints

FZ1 over 1 ha. See comments in main text of our response.

Outer South West

2036 Rod Mills Lane, High Street, Morley

LCC	
Ecology support	Supported
Supported	

Ecology boundary	

Education comments	
1319+1284A+1320+1275A+1285+2036 = 565 houses generates 141 primary and 56.5 secondary children. Although not enough children for a new school, no expansion options available in Morley, so land would be sought.	

Flood Risk	
Flood Zone 1	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
English Heritage	
This site adjoins the boundary of the Morley Town Centre Conservation Area. There are also Grade II Listed Buildings to the west (Offices occupied by Rentokil). There is a requirement in the 1990 Act that "special regard" should be had to the desirability of preserving Listed Buildings or their setting or any features of special architectural or historic interest which they possess. Consequently, if allocated, any development proposals for this area would need to ensure that those elements which contribute to the significance of these assets are not harmed	

Natural England	
Housing allocations 637, 137A, 2036, 2098B include areas of deciduous woodland BAP habitat	

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
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
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	

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	Morley
Nearest train station distance (m)	785.27
Nearest bus stop	1907
Nearest bus stop distance (m)	90.44

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 checked="" type="checkbox"/>
Overlaps Listed Building	<input checked="" type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Site within the urban area. Heavily treed. Existing mill which we would seek to retain. Conversion potential.

Site affects others?

Sustainability summary

Minor negative - employment and economic growth, part greenfield and brownfield site and landscape. Significant positive - greenhouse emissions, flood risk, transport network and accessibility. Minor positive - access to schools, leisure and health, and c

Summary of reps

Pro  
Change from Amber to Green to replace proposed Green sites in the Outer South West area. 2036 Rods Mill Lane, Capacity 66, Ward Morley S.

Close to town centre

Anti

Statutory

English Heritage - This site adjoins the boundary of the Morley Town Centre Conservation Area. There are also Grade 11 Listed Buildings to the west (Offices occupied by Rentokil). There is a requirement in the 1990 Act that "special regard" should be had to the desirability of preserving Listed Buildings or their setting or any features of special architectural or historic interest which they possess. Consequently, if allocated, any development proposals for this area would need to ensure that those elements which contribute to the significance of these assets are not harmed.

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 (Centre of site) 111 Buses Per Hour 4 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

Site within the urban area. Heavily treed. Convert existing mill.

Outer South West

2037 Fall Lane, East Ardsley

Site Details

Easting	431122	Northing	426004	Site area ha	0.6	SP7	Smaller Settlement Extension
HMCA	Outer South West				Ward	Ardsley and Robin Hood	

Site Characteristics

Site type	Brownfield
-----------	------------

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description	
-------------	--

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

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	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Morley
Nearest train station distance (m)	4658.55
Nearest bus stop	14347
Nearest bus stop distance (m)	173.40

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  
Not proposed as housing allocation

DPP Allocation Conclusion  
not within settlement hierarchy

Outer South West

2078 Gelderd Road (land to the south of), Wortley LS12

Site Details

Easting	426844	Northing	431007	Site area ha	11.7	SP7	Main Urban Area Extension
HMCA	Outer South West				Ward	Farnley and Wortley	

Site Characteristics

Site type	Greenfield
-----------	------------

On-site land uses
-------------------

Agriculture
Unmanaged Forest

Neighbouring land uses
------------------------

Agriculture
Manufacturing and Wholesale
Cemeteries and Crematoria

Other land uses - None

Topography	Sloping	Landscape	Significant Tree Cover
Boundaries	Poorly defined	Road front	No

Description
-------------

Greenfield site in agricultural use with woodland forming three of the boundaries. The site lies at a higher level than land to the east and south with no direct access to the highway.

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute ribbon development?	No
Would development result in an isolated development?	Yes
Is the site well connected to the built up area?	No
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	No
Unrestricted Sprawl Conclusion	High potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	No
Coalescence Conclusion	No merging but there is no defensible boundary

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas (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 West

2078 Gelderd Road (land to the south of), Wortley LS12

### Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Green Belt site. Development of the site would lead to unrestricted urban sprawl.

### SHLAA conclusions

**Availability:** Short ( $\leq 5$  yrs)

**Suitability:** LDF to determine

**Achievability:** Longterm (11+yrs)

### Summary of infrastructure provider comments

#### LCC Highways Comments

##### Public transport accessibility comments

Poor accessibility all round

Rank (1-5)

1

##### Access comments

No frontage to adopted highway

1

##### Local network comments

Congestion on Outer Ring Road and M621

3

##### Mitigation measures

Needs other sites to come through with mitigation on local and strategic highway network

Total score

5

##### Highways site support

No

##### Contingent on other sites

Need to combine with 2078, 3057, 2114

##### Contingent on other sites

Need to combine with 2078, 3057, 2114

#### Highways Agency

Impact	No material impact	Network Status	No objection
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Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of Dewsbury Road cluster.

#### Network Rail

General asset protection issues

#### Yorkshire Water

Treatment Works	Knostrop
-----------------	----------

Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

#### Environment Agency

Constraints
-------------

FZ1 over 1 ha and site is on top of an historic landfill site. See comments in main text of our response

Outer South West

2078      Gelderd Road (land to the south of), Wortley LS12

LCC

Ecology support

Not supported

Not supported (RED). No site-specific designations but this former quarry has been restored to grassland and woodland. There is acidic grassland in the north-east corner and this forms part of an important wildlife corridor along the railway (potential Leeds Habitat Network or Local Wildlife Site together with site 637 and 2114).

Ecology boundary

Supported with mitigation if Red hatched areas are excluded and the boundary is amended as per drawing RM/2078. Mitigation will still be required to ensure adjacent habitats are protected and enhanced i.e. 20 metre buffer around the east, south and west boundaries to protect the woodland. Needs to be assessed against Local Wildlife Sites criteria.

Education comments

1171B+3056+2078+4029+637 = 1202 houses generates 300 primary and 120 secondary children. 1x1.5FE primary school required.

Flood Risk

Flood Zone 1

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	97.06	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban 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	2.94	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Sch. Ancient Mon.	0.00
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Other Spatial Relationship

LCC ownership %	100.00
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Nearest train station	Cottingley
Nearest train station distance (m)	1081.25
Nearest bus stop	4472
Nearest bus stop distance (m)	320.44

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 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. Development potential through linking of sites 2078, 3056, 4029 and 1171B dependent on the necessary infrastructure and link road from Whitehall Road to Gelderd Road.

Site affects others?

Sustainability summary

Significant negative - greenfield site, ecology objection, greenhouse emissions and accessibility. Minor negative - access to school and leisure, community participation, transport network, waste, pollution and landscape. Minor positive - flood risk.

Summary of reps

Pro

Good road network links

Well linked to existing residential areas. The new road link which is required would be viable.

Potential for primary school development

Anti

Lack of defensible boundary

the site is reliant upon a link road from Whitehall Road in the east to Gelderd Road to the west.

Statutory

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)

750	Buses Per Hour	7	Access to Primary Schools	No	Access to Secondary Schools	Yes	Access to Primary Health	Yes
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Comments on phasing

DPP Allocation

Safeguarded land (PAS)

DPP Allocation Conclusion

Site is not required to meet the housing requirement but it could have longer term development potential therefore allocated as Safeguarded land (PAS)

Site Details

Easting	428523	Northing	428833	Site area ha	8.2	SP7	Main Urban Area Extension
HMCA	Outer South West				Ward	Middleton Park	

Site Characteristics

Site type	Mixed
On-site land uses	
Agriculture	
Vacant land	
Neighbouring land uses	
Agriculture	
Transport tracks and ways	
Shops	
Other land uses	
Listed Building	

Topography	Sloping	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description	
-------------	--

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	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)	Yes
Areas of protected/unprotected woodland/trees/hedgerows?	Yes
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	Yes
Does the site contain buildings	Yes
Are these buildings used for agricultural purposes?	No
Encroachment Conclusion	Site performs an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	Yes
Can development preserve this character?	
Character Conclusion	Significant effect on the setting and special character of historic features

## Outer South West

2095 Stank Hall Barn, Beeston LS11

### Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Isolated site that doesn't connect to urban area. Site will reduce gap between settlements but is contained by road and railway line which reduces potential for sprawl. Listed building on site.

### SHLAA conclusions

**Availability:** Short ( $\leq 5$  yrs)

**Suitability:** LDF to determine

**Achievability:** Longterm (11+yrs)

### Summary of infrastructure provider comments

#### LCC Highways Comments

##### Public transport accessibility comments

The site has access to 4 buses per hour, 15% of the site to primary education, 85% secondary and good local services - improvements to pedestrian links required. Poor access to health.

Rank (1-5)

4

##### Access comments

There is the potential for a left in left out access off Dewsbury Road to the north of the site and a fourth arm to the southern White Rose roundabout

4

##### Local network comments

Congested local network and mitigation may be required

3

##### Mitigation measures

Pedestrian access measures to cross Dewsbury Road

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
--------	--------------------	----------------	--------------

Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of Dewsbury Road cluster.

#### Network Rail

General asset protection issues

#### Yorkshire Water

Treatment Works	Knothrop
-----------------	----------

Knothrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knothrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

#### Environment Agency

##### Constraints

slight encroachment of FZ2/3 See comments in main text of our response



Outer South West

2095      Stank Hall Barn, Beeston   LS11

LCC

Ecology support

Not supported

Not supported (RED). Acidic grassland covers most of this site, together with scrub and tree cover and providing a wildlife corridor function along the railway (potential Leeds Habitat Network). Needs to be considered against Local Wildlife Site (Site of Ecological and Geological Importance) Criteria.

Ecology boundary

Potential Local Wildlife Site - needs to be assessed.

Education comments

Flood Risk

Mostly Flood Zome 1. Millshaw beck runs inside the SW boundary of the site and there is a balancing pond located in this corner of the site. Public sewers located in parts of the site.

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	97.51	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	

Core Strategy		
Main Urban Area	2.49	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Sch. Ancient Mon.	0.00
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Other Spatial Relationship

LCC ownership %	96.71
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Nearest train station	Cottingley
Nearest train station distance (m)	1681.74
Nearest bus stop	246
Nearest bus stop distance (m)	92.81

Agricultural classification	Grade 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 checked="" 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 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, ancient monument and conservation area status covers much of the site. A small element of the site is 3ai (high) flood risk. The site is isolated and is identified as green infrastructure in the Core Strategy. Development would represent a finger incursion into Green Belt, unrelated to the existing settlement form.

Site affects others?

Sustainability summary

Significant negative - greenfield site, ecology objection and historic environment. Minor negative - access to health and greenspace, flood risk, pollution and local distinctiveness. Minor positive - greenhouse emissions, transport network and accessibili

Summary of reps

Pro

northern end might be green giving enabling development.

Anti

Neighbours to Listed Buildings and Scheduled Ancient Monument.

Southern part should be red

Needs study

Statutory

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 (Centre of site) 93      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

Green Belt site, ancient monument and conservation area status covers much of the site. A small element of the site is 3ai (high) flood risk. The site is isolated and is identified as green infrastructure in the Core Strategy. Development would represent a finger incursion into Green Belt, unrelated to the existing settlement form.

Outer South West

2096 West Wood Road, Middleton LS10

Site Details

Easting	428836	Northing	427721	Site area ha	5.9	SP7	Main Urban Area Extension
HMCA	Outer South West				Ward	Ardsley and Robin Hood	

Site Characteristics

Site type	Greenfield
-----------	------------

On-site land uses
-------------------

Agriculture
-------------

Vacant land
-------------

Neighbouring land uses
------------------------

Agriculture
-------------

Transport tracks and ways
---------------------------

Other land uses - None

Topography	Undulating	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description
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Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	No
Would development result in an isolated development?	Yes
Is the site well connected to the built up area?	No
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	Yes

Unrestricted Sprawl Conclusion	High potential to lead to unrestricted sprawl
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2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	No

Coalescence Conclusion	No merging but 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	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 West

2096 West Wood Road, Middleton LS10

### Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Isolated site set between Morley and Middleton. Potential for further sprawl and would reduce the gap between the settlements.

### 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 has access to 4 buses per hour, 80% of the site to employment, 40% to primary health and 45% to primary and secondary education

Rank (1-5)

4

##### Access comments

Access via an existing access onto Dewsbury Road

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	No material impact	Network Status	No objection
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#### Network Rail

#### Yorkshire Water

Treatment Works	Knostrop
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Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

#### Environment Agency

##### Constraints

slight encroachment of FZ2/3 See comments in main text of our response

Outer South West

2096 West Wood Road, Middleton LS10

LCC

Ecology support

Not supported

Not supported (RED). No site-based designations but the 1990 Phase 1 Habitat map shows this site as Lowland acid grassland which may be UK Biodiversity Action Plan priority habitat quality. Mill Beck runs along the west side of the site and may support Water Voles. This site needs assessing before a decision is taken to allocate it. It may meet Local Wildlife Site criteria and would probably form part of the Leeds Habitat Network.

Ecology boundary

Education comments

Flood Risk

Flood Zone 1. There is a watercourse which runs along the Western boundary.Public sewers located within parts of the site.

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"/>	

Core Strategy		
Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Sch. Ancient Mon.	0.00
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Other Spatial Relationship

LCC ownership %	33.78
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Nearest train station	Morley
Nearest train station distance (m)	1911.00
Nearest bus stop	11306
Nearest bus stop distance (m)	258.19

Agricultural classification	Grade 3
-----------------------------	---------

Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Green Belt site, between Morley and Middleton. Separated from the urban area with no connections to either settlement (Morley or Middleton). The land is steeply sloping. Release of the site would represent an island of development in the Green Belt gap between Morley and Middleton, totally unrelated to the existing settlement.

Site affects others?

Sustainability summary

Significant negative - greenfield site, ecology objection and flood risk. Minor negative - access to leisure and greenspace, community participation, transport network, pollution and landscape. Minor positive - greenhouse emissions and accessibility.

Summary of reps

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site, between Morley and Middleton. Separated from the urban area with no connections to either settlement (Morley or Middleton). The land is steeply sloping. Release of the site would represent an island of development in the Green Belt gap between Morley and Middleton, totally unrelated to the existing settlement.



Outer South West

2098A      Sissons Farm, Middleton LS10

Site Details

Easting	429716	Northing	427071	Site area ha	1.2	SP7	Main Urban Area Extension
HMCA	Outer South West				Ward	Middleton Park	

Site Characteristics

Site type	Greenfield
On-site land uses	
Agriculture	
Neighbouring land uses	
Agriculture	
Dwellings	
Wholesale distribution	

Other land uses - None

Topography	Sloping	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description	
-------------	--

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	No
Would development result in an isolated development?	No
Is the site well connected to the built up area?	Yes
Would development round off the settlement?	Yes
Is there a good existing barrier between the existing urban area and the undeveloped land?	No
Unrestricted Sprawl Conclusion	High potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	No
Coalescence Conclusion	No merging but there is no defensible boundary

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	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 West

2098A Sissons Farm, Middleton LS10

### Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Strong links to urban area. Would round off settlement. No defensible boundary to south which may lead to 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 accessibility criteria

4

Access comments

Only vehicular access seems to be from Thorpe Garth. Pedestrian and cycle links to the north and east would be vital

4

Local network comments

Small development - negligible local impact

4

Mitigation measures

Total score

12

Highways site support

yes

Contingent on other sites

Contingent on other sites

#### Highways Agency

Impact

Network Status

Likely to require significant physical mitigation

#### Network Rail

#### Yorkshire Water

Treatment Works

Knostrop

Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

#### Environment Agency

Constraints

FZ1 over 1 ha. See comments in main text of our response.

## Outer South West

2098A      **Sissons Farm, Middleton LS10**

## LCC

Supported
-----------

## Ecology boundary

## Education comments

## Flood Risk

## Utilities

## Electric

## Fire and Rescue

## Telecoms

## Other

Natural England

**Planning History** Applications since 1/1/2009, covering more than 50% of the site

% of site

## Spatial relationships

## UDP Designations

N32 Greenbelt	99.94
N34 PAS	0.00
RL1 Rural Land	0.00
N1 Greenspace	0.00
N1A Allotments	0.00
N5 Open Space	0.00
N6 Playing Pitch	0.00
N8 Urban 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	0.06
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 %	100.00
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Nearest train station	Morley
Nearest train station distance (m)	2939.88
Nearest bus stop	5297
Nearest bus stop distance (m)	111.83

Agricultural classification	Grade 3
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Green Belt site. Original SHLAA submission split into 3. Site A is small and relates well to the existing residential area. Development of this site would constitute rounding off of the settlement.

Site affects others?

Sustainability summary

Significant negative - greenfield site and ecology objection. Minor negative - access to health and leisure and waste. Minor positive - access to greenspace, greenhouse emissions, flood risk, transport network and accessibility.

Summary of reps

Pro

Anti

Destruction of the countryside

I feel it would make more sense developing the brownfield sites prior to targetting greenfield sites, as the risk and treatment of ground contamination is simply being ignored and delayed

Statutory

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 (Centre of site)	225	Buses Per Hour	19	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. Original SHLAA submission split into 3. Site A is small and relates well to the existing residential area. Development of this site would constitute rounding off of the settlement.

Outer South West

2098B      Sissons Farm, Middleton LS10

Site Details

Easting	429206	Northing	427436	Site area ha	26.8	SP7	Main Urban Area Extension
HMCA	Outer South West				Ward	Middleton Park	

Site Characteristics

Site type	Greenfield
-----------	------------

On-site land uses
-------------------

Agriculture
Unmanaged Forest

Neighbouring land uses
------------------------

Agriculture
Transport tracks and ways
Dwellings

Other land uses - None

Topography	Undulating	Landscape	Significant Tree Cover
Boundaries	Existing well defined	Road front	No

Description	
-------------	--

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	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?	Yes
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	Yes
Does the site contain buildings	Yes
Are these buildings used for agricultural purposes?	Yes
Encroachment Conclusion	Site performs an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	No
Can development preserve this character?	
Character Conclusion	No effect on the setting and special character of historic features

## Outer South West

2098B Sissons Farm, Middleton LS10

### Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Majority of site isolated from main urban area. Development would be contained by railway line eliminating potential for further sprawl. However, site would impact on countryside and reduce the separation between settlements.

### 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

Does not meet all accessibility criteria

Rank (1-5)

3

##### Access comments

Only vehicular access seems to be from Thorpe Lane. Pedestrian and cycle links to the north and east would be vital

3

##### Local network comments

Development of this size is likely to require mitigation on local network

4

##### Mitigation measures

Total score

10

##### Highways site support

yes with mitigation

##### Contingent on other sites

##### Contingent on other sites

#### Highways Agency

##### Impact

##### Network Status

Likely to require significant physical mitigation

#### Network Rail

#### Yorkshire Water

##### Treatment Works

Knothrop

Knothrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knothrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

#### Environment Agency

##### Constraints

FZ1 over 1 ha. See comments in main text of our response.

Outer South West

2098B      Sissons Farm, Middleton   LS10

LCC

Ecology support

Not supported

Not supported (RED). No site-based designations but the 1990 Phase 1 Habitat map shows this site as Lowland acid grassland which may be UK Biodiversity Action Plan priority habitat quality. Mill Beck runs along the west side of the site and may support Water Voles. This site needs assessing before a decision is taken to allocate it. It may meet Local Wildlife Site criteria and would probably form part of the Leeds Habitat Network.

Ecology boundary

Supported with mitigation if Red hatched areas are excluded and the boundary is substantially amended as per drawing RM/2098. Mitigation will still be required to ensure hedgerows and wooded areas within the site, and adjacent habitats are protected and enhanced.

Education comments

Flood Risk

Flood Zone 1. There is a minor watercourse crossing the site, situated towards the North

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Housing allocations 637, 137A, 2036, 2098B include areas of deciduous woodland BAP habitat

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	12.65	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		<input type="checkbox"/>

Core Strategy

Main Urban Area	0.02	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	



Sch. Ancient Mon.	0.00
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Other Spatial Relationship

LCC ownership %	99.67
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Nearest train station	Morley
Nearest train station distance (m)	2339.12
Nearest bus stop	4379
Nearest bus stop distance (m)	377.76

Agricultural classification	Grade 3
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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

Green Belt site. Original SHLAA submission split into 3. Site B has substantial tree cover and part is situated between the existing and disused railway embankments, making development very difficult.

### Site affects others?

### Sustainability summary

Significant negative - greenfield site and ecology objection. Minor negative - access to health and leisure, waste and landscape. Minor positive - access to greenspace, and flood risk.

### Summary of reps

Pro

Anti

I feel it would make more sense developing the brownfield sites prior to targetting greenfield sites, as the risk and treatment of ground contamination is simply being ignored and delayed

Statutory

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 (Centre of site) 225 Buses Per Hour 19 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

Green Belt site. Original SHLAA submission split into 3. Site B has substantial tree cover and part is situated between the existing and disused railway embankments, making development very difficult.

Outer South West

2098C      Sissons Farm, Middleton LS10

Site Details

Easting	429504	Northing	427182	Site area ha	7	SP7	Main Urban Area Extension
HMCA	Outer South West				Ward	Middleton Park	

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
-------------

--

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	No
Would development result in an isolated development?	No
Is the site well connected to the built up area?	Yes
Would development round off the settlement?	Partial
Is there a good existing barrier between the existing urban area and the undeveloped land?	No

Unrestricted Sprawl Conclusion	Low potential to lead to unrestricted sprawl
--------------------------------	--

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	No

Coalescence Conclusion	No merging but there is no defensible boundary
------------------------	--

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	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

Site links well to settlement. Provides access to countryside and may put pressure on limited amount of further sprawl. However, this would only be marginal as railway tracks to the west provide a defensible boundary.
---

## Outer South West

2098C Sissons Farm, Middleton LS10

### SHLAA conclusions

**Availability:** Short ( $\leq 5$  yrs)

**Suitability:** LDF to determine

**Achievability:** Longterm (11+yrs)

### Summary of infrastructure provider comments

#### LCC Highways Comments

##### Public transport accessibility comments

does not meet all accessibility criteria

Rank (1-5)

3

##### Access comments

only vehicular access seems to be from Thorpe Lane. Ped / cycle links to the north and east would be vital

3

##### Local network comments

development of this size is likely to require mitigation on local network

4

##### Mitigation measures

Total score

10

##### Highways site support

yes with mitigation

##### Contingent on other sites

##### Contingent on other sites

#### Highways Agency

##### Impact

##### Network Status

Likely to require significant physical mitigation

#### Network Rail

#### Yorkshire Water

##### Treatment Works

Knostrop

Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

#### Environment Agency

##### Constraints

FZ1 over 1 ha. See comments in main text of our response.

#### LCC

##### Ecology support

Not supported

Not supported (RED). Includes most of West and Sissons Wood LNA together with important wildlife corridor within the site and adjacent to ancient woodland of Middleton Wood and Thorpe Wood.

Outer South West

2098C      Sissons Farm, Middleton   LS10

Ecology boundary

Supported with mitigation if Red hatched areas are excluded and the boundary is substantially amended as per drawing RM/2098. Mitigation will still be required to ensure hedgerows and wooded areas within the site, and adjacent habitats are protected and enhanced.

Education comments

Flood Risk

Flood Zone 1

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Planning History      Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations

N32 Greenbelt	99.88	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.14	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban 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	0.12	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	99.93
-----------------	-------

Nearest train station	Morley
Nearest train station distance (m)	2702.38
Nearest bus stop	12840
Nearest bus stop distance (m)	256.56

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"/>

Conclusions

Issues and Options Summary

Green Belt site. Original SHLAA submission split into 3. Site C is situated between A and B and relates better to the settlement than B. It is identified for housing on the draft Belle Isle and Middleton Neighbourhood Framework.

Site affects others?

Sustainability summary

Significant negative - greenfield site and ecology objection. Minor negative - access to leisure, waste and landscape. Minor positive - access to greenspace and flood risk.

Summary of reps

Pro

Site could be considered alongside 2098A and any opportunities to reconfigure and access site from Sissons Road

Would be a narrow extension at the edge of an estate before land falls away from the Middleton plateau. Amber to green

Anti

I feel it would make more sense developing the brownfield sites prior to targetting greenfield sites, as the risk and treatment of ground contamination is simply being ignored and delayed

Statutory

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 (Centre of site)	225	Buses Per Hour	19	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

A Green Belt site that links well to the existing settlement. Site is part of a wider regeneration scheme for this area and development would contribute towards greenspace improvements as part of a wider community benefits package.

Site Details

Easting	428420	Northing	426876	Site area ha	3.1	SP7	Smaller Settlement Extension
HMCA	Outer South West				Ward	Ardsley and Robin Hood	

Site Characteristics

Site type	Greenfield
On-site land uses	Unmanaged Forest
Neighbouring land uses	Agriculture
Transport tracks and ways	

Other land uses - None

Topography	Flat	Landscape	Significant Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description	
-------------	--

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 encroahment

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 does not perform an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	No
Can development preserve this character?	
Character Conclusion	No effect on the setting and special character of historic features

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Isolated site that does not link to the urban area. High potential for further sprawl to east which reduce separation of settlements.
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## Outer South West

2099 Dunningley Hill, Tingley WF3

### SHLAA conclusions

**Availability:** Short ( $\leq 5$  yrs)

**Suitability:** LDF to determine

**Achievability:** Longterm (11+ yrs)

### Summary of infrastructure provider comments

#### LCC Highways Comments

##### Public transport accessibility comments

Good public transport but site severed from local facilities by motorway

Rank (1-5)

2

##### Access comments

Poor access opportunity from A653

2

##### Local network comments

Spare capacity but 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
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Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of Dewsbury Road cluster

#### Network Rail

#### Yorkshire Water

Treatment Works	Knostrop
-----------------	----------

Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

#### Environment Agency

##### Constraints

FZ1 over 1 ha and site is on top of an historic landfill site. See comments in main text of our response

#### LCC

Ecology support	Not supported
-----------------	---------------

Not supported (RED). No site-based designations but this site is an area of Lowland mixed deciduous woodland a UK Biodiversity Action Plan priority habitat. Removal of this area of woodland would not fit with the objective of increasing the woodland cover in Leeds as set out in the draft core strategy.

Outer South West

2099 Dunningley Hill, Tingley WF3

Ecology boundary

Education comments

Flood Risk

Flood Zone 1. There is a culverted watercourse which runs through the centre of the site. Surface water flooding shown above culvert.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations		
N32 Greenbelt	98.32	% overlap
N34 PAS	1.68	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
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 %	96.41

Nearest train station	Morley
Nearest train station distance (m)	1905.69
Nearest bus stop	8422
Nearest bus stop distance (m)	309.98

Agricultural classification	Grade 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 checked="" 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 separated from the urban area by Green Belt, a Protected Area of Search (PAS) site on the existing UDP and the motorway. Release of the site would result in an isolated island of development, unrelated to the existing settlement. The site is covered by dense woodland. Highway concerns re accessibility and poor access options.

Site affects others?

Sustainability summary

Significant negative - greenfield site, ecology objection, transport network and landscape. Minor negative - access to leisure and greenspace, community participation, greenhouse emissions and accessibility. Minor positive - access to health, and flood ri

Summary of reps

Pro

Anti

Statutory

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 (Centre of site) 120 Buses Per Hour 4 Access to Primary Schools No Access to Secondary Schools Yes Access to Primary Health Yes

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. The site is separated from the urban area by Green Belt, a Protected Area of Search (PAS) site on the existing UDP and the motorway. Release of the site would result in an isolated island of development, unrelated to the existing settlement. The site is covered by dense woodland. Highway concerns re accessibility and poor access options.

## Outer South West

### 2100A Throstle Lane Playing Fields, Middleton LS10

#### Site Details

Easting	430035	Northing	427213	Site area ha	4	SP7	Main Urban Area Infill
HMCA	Outer South West				Ward	Middleton Park	

#### 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: LDF to determine                      Achievability: Medium (6-10yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
	0
Access comments	
	0
Local network comments	
	0
Mitigation measures	Total score
	0
Highways site support	
yes - Site has planning permission for residential	
Contingent on other sites	
Contingent on other sites	

Highways Agency

Impact		Network Status	

Network Rail

--

Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Ecology boundary

--

Education comments

--

Outer South West

2100A      Throstle Lane Playing Fields, Middleton   LS10

Flood Risk

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Planning History      Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
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Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	99.99
Nearest train station	Morley
Nearest train station distance (m)	3197.53
Nearest bus stop	5357
Nearest bus stop distance (m)	121.71
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 West

2100B      Throstle Lane Playing Fields, Middleton LS10

Site Details

Easting	430211	Northing	427263	Site area ha	2.3	SP7	Main Urban Area Infill
HMCA	Outer South West				Ward	Middleton Park	

Site Characteristics

Site type	Greenfield
On-site land uses	
Outdoor amenity and open space	
Neighbouring land uses	
Outdoor sport facility	
Dwellings	

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description	
-------------	--

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 West

2100B Throstle Lane Playing Fields, Middleton LS10

### SHLAA conclusions

Availability: Short ( $\leq 5$  yrs)

Suitability: LDF to determine

Achievability: Medium (6-10yrs)

### Summary of infrastructure provider comments

#### LCC Highways Comments

Public transport accessibility comments

Good accessibility

Rank (1-5)

4

Access comments

Good access options

4

Local network comments

Spare local capacity

5

Mitigation measures

Total score

13

Highways site support

yes

Contingent on other sites

Contingent on other sites

#### Highways Agency

Impact

Network Status

Comment awaited

#### Network Rail

#### Yorkshire Water

Treatment Works

Knostrop

Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

#### Environment Agency

Constraints

FZ1 over 1 ha. See comments in main text of our response.

#### LCC

Ecology support

Outer South West

2100B      Throstle Lane Playing Fields, Middleton   LS10

Ecology boundary

Education comments

Flood Risk

Flood Zone 1. Large part of site susceptible to surface water flooding.

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	92.82	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	100.00
-----------------	--------

2100B      Throstle Lane Playing Fields, Middleton   LS10

Nearest train station	Morley
Nearest train station distance (m)	3354.40
Nearest bus stop	3877
Nearest bus stop distance (m)	88.37

Agricultural classification	Urban
-----------------------------	-------

Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input 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 within the urban area, but designated as N1 greenspace on the existing UDP. As it is in a fairly densely built up area, its release needs to be considered in the context of the greenspace review. See also greenspace section, page 37, question G15.

Site affects others?

Sustainability summary

Significant negative - loss of greenspace. Minor negative - access to leisure and community participation and part greenfield and brownfield site. Minor positive - greenhouse emissions, flood risk, transport network and accessibility

Summary of reps

All comments agree with Leeds City Council's designation of site 2100B as RED however, METRO comment outlines the suitability of the site from a public transport perspective.

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

The site is within the urban area, but designated as N1 greenspace on the existing UDP. As it is in a fairly densely built up area, its release needs to be considered in the context of the greenspace review. See also greenspace section, page 37, question G15.

Outer South West

2104 Leeds Road, Lofthouse WF3

Site Details

Easting	432865	Northing	426951	Site area ha	11.8	SP7	Smaller Settlement Extension
HMCA	Outer South, Outer South West				Ward	Ardsley and Robin Hood	

Site Characteristics

Site type	Greenfield
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On-site land uses

Agriculture
Vacant land
Other

Neighbouring land uses

Agriculture
Dwellings

Other land uses

Local Nature Area on part of site

Topography	Undulating	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description

The site is a mix of disused land, agriculture and a Local Nature Area. Historically a railway ran through the site along the western boundary. The remains of this line split the site,by changing the levels on the western side. Access comes from the southern boundary which has a road frontage, however, the site dips down from here and is not ideal. The Local Nature Area is set to the north.

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	No
Would development result in an isolated development?	No
Is the site well connected to the built up area?	Yes
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	Yes
Unrestricted Sprawl Conclusion	High potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	No
Coalescence Conclusion	No merging but there is no defensible boundary

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	Yes
Does the site provide access to the countryside	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?	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 West

2104 Leeds Road, Lofthouse WF3

### Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Development of the site would cross the disused railway line that runs along the western boundary. This is a strong defensible boundary that if breached could result in a high potential for further sprawl into the Green Belt.

### SHLAA conclusions

**Availability:** Short ( $\leq 5$  yrs)

**Suitability:** LDF to determine

**Achievability:** Longterm (11+yrs)

### Summary of infrastructure provider comments

#### LCC Highways Comments

##### Public transport accessibility comments

The site has access to 4 buses per hour. All of the site meets the core strategy standards for employment, primary & secondary education, 15% of the site to primary health

Rank (1-5)

4

##### Access comments

visibility looks poor onto Leeds Road due to limited site frontage

2

##### Local network comments

cumulative issues

4

##### Mitigation measures

Major works required possibly new signaled junction

Total score

10

##### Highways site support

yes with mitigation

##### Contingent on other sites

##### Contingent on other sites

#### Highways Agency

Impact	Material impact	Network Status	No objection subject to satisfactory mitigation
n/a			

#### Network Rail

#### Yorkshire Water

Treatment Works Lemonroyd

Surface water sewer runs along the western boundary

#### Environment Agency

Constraints FZ 2 & 3

FZ1 over 1 ha. FZ3 encroaches onto site very slightly. slight encroachment of FZ2/3 See comments in main text of our response.

#### LCC

Ecology support Not supported

Not supported (RED). Includes part of Rothwell Pastures LNA and some naturally regenerating habitats.



Outer South West

2104 Leeds Road, Lofthouse WF3

Ecology boundary

Supported with mitigation if Red hatched areas are excluded and the boundary is amended as per drawing RM/2104. Mitigation will still be required to ensure adjacent habitats and the wildlife corridor function of the disused railway are protected and enhanced.

Education comments

Flood Risk

Mostly Flood Zone 1. Field drainage along the NE boundary. West Beck to Norther boundary. There is a public surface water sewer running inside the Western boundary of the site.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
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Spatial relationships

UDP Designations

N32 Greenbelt	72.07	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	11.48	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
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 %	99.80
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Nearest train station	Woodlesford
Nearest train station distance (m)	4490.38
Nearest bus stop	8437
Nearest bus stop distance (m)	259.94

Agricultural classification	Grade 2
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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

Green Belt site. Development of the site would cross the disused railway line that runs along the western boundary. This is a strong defensible boundary that if breached could result in a high potential for further sprawl into the Green Belt. There is a Local Nature Area in the northern section. The southern section is also reserved for a potential new school site in the existing UDP. We are consulting Education on all sites and any comments received will be considered before making final decisions on sites.

Site affects others?

Sustainability summary

Significant negative - greenfield site, ecology objection and landscape. Minor negative - access to health, transport network and pollution. Minor positive - access to schools and greenspace, greenhouse emissions, flood risk and accessibility.

Summary of reps

Pro				
This site adjoins sites 3085 (green) and 3084 (red) in the Outer South area. Taken in the round the three sites together could be deemed to round off the community of Lofthouse (43+ comments).				
Anti				
Development of the site would mean the loss of the railway embankment that is used for recreation and pastimes, and is home to an abundance of wildlife (including the occasional deer).				
Metro				
From a public transport perspective, these sites (in principle) would be acceptable for housing development. For the larger sites, site specific mitigation would be required but it is unlikely that substantial bus service provision would be required at these sites (based on the current public transport network).				
Distance to Core Network (Centre of site)	Buses Per Hour	Access to Primary Schools	Access to Secondary Schools	Access to Primary Health
267	12	Yes	Yes	Yes

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. Development of the site would cross the disused railway line that runs along the western boundary. This is a strong defensible boundary that if breached could result in a high potential for further sprawl into the Green Belt. There is a Local Nature Area in the northern section. The southern section is also reserved for a potential new school site in the existing UDP. We are consulting Education on all sites and any comments received will be considered before making final decisions on sites.

Site Details

Easting	429582	Northing	425437	Site area ha	1.8	SP7	Smaller Settlement Extension
HMCA	Outer South West				Ward	Ardsley and Robin Hood	

Site Characteristics

Site type	Greenfield
On-site land uses	
Vacant land	
Agriculture	
Neighbouring land uses	
Vacant building	
General	
Agriculture	

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	No

Description	
-------------	--

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)	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	Marginal effect on the setting & special character, could be mitigated against through appropriate detailed design

## Outer South West

2105 East Ardsley Adult Training Centre, Tingley WF3

### Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Strong links to settlement but there is no defensible boundary which could result in 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 has access to 3 buses per hour, no education and 80% of the site falls within the core strategy standards for health.

Rank (1-5)

3

##### Access comments

Site appears to be landlocked. Narrow access through health centre or via unnamed road leading to training centre

2

##### Local network comments

Potential cumulative impact with adjacent sites

4

##### Mitigation measures

None identified to overcome site deficiencies - level of development unlikely to support new bus service or local services

Total score

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	Knostrop
Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.	

#### Environment Agency

##### Constraints

FZ1 over 1 ha. See comments in main text of our response.

Outer South West

2105 East Ardsley Adult Training Centre, Tingley WF3

LCC

Ecology support

Supported

Supported

Ecology boundary

Education comments

Flood Risk

Flood Zone 1. Public surface water sewer crosses the site.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations		
N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	99.96	
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 checked="" type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	1.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	99.88
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Nearest train station	Morley
Nearest train station distance (m)	3738.79
Nearest bus stop	1751
Nearest bus stop distance (m)	213.86

Agricultural classification	Grade 3
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

**Conclusions****Issues and Options Summary**

Green Belt site, well related to the existing settlement and would make a good extension, linking with new development proposals for the vacant care home. Whilst the site could be developed without significant harm to the Green Belt it is currently designated in the existing UDP as N6 - Protected Playing Pitch. It hasn't been used as a playing pitch for some considerable time, but an assessment needs to be undertaken to establish whether it is indeed surplus before any allocation. See also greenspace section, page 38, question G16. Highways concerns re access.

**Site affects others?****Sustainability summary**

Significant negative - loss of greenspace, greenfield site and landscape. Minor negative - access to schools and leisure, community participation and transport network. Minor positive - access to health, and flood risk.

**Summary of reps**

Comments generally against development and urges for change of designation on site 2105 from Amber to Red. The comments that support development on the site have not provided reasons why.

**ANTI-DEVELOPMENT**

METRO: 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.

Outer south west had deficiency in outdoor sport.

**Retain or greenspace**

The site is designated green space and was used as a football pitch the site currently is been used for agriculture. 106 funds could restore it to the previous use for sport or other recreational purposes.

Schools full, dentist full and infrastructure cannot cope with more development.

A650 Bradford Road already congested.

**PRO-DEVELOPMENT**

A smaller scale development on this site might be acceptable.

**Comments on phasing****DPP Allocation**

Preferred housing allocation

**DPP Allocation Conclusion**

A Green Belt site that is well located adjacent to the existing settlement. Will need to reprovide playing pitch on site or improve provision elsewhere.



Outer South West

2114      Gelderd Road, Wortley LS12

Site Details

Easting	426915	Northing	430734	Site area ha	1.9	SP7	Main Urban Area Extension
HMCA	Outer South West				Ward	Farnley and Wortley	

Site Characteristics

Site type	Greenfield
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On-site land uses
-------------------

Unmanaged Forest
------------------

Unmanaged Forest
------------------

Manufacturing and Wholesale
-----------------------------

Neighbouring land uses
------------------------

Cemeteries and Crematoria
---------------------------

Other land uses - None

Topography	Sloping	Landscape	Significant Tree Cover
Boundaries	Poorly defined	Road front	No

Description
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Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	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
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2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	No

Coalescence Conclusion	No merging but there is no defensible boundary
------------------------	--

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	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
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## Outer South West

2114 Gelderd Road, Wortley LS12

### Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Green Belt site, not well related to the existing settlement, with no defensible boundary.

### 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 for rail accessibility, very poor for everything else

Rank (1-5)

2

##### Access comments

Site 3057 required but site 3057 not supported

2

##### Local network comments

Congestion on Outer Ring Road and M621

3

##### Mitigation measures

Needs other sites to come through with mitigation on local and strategic highway network

Total score

7

##### Highways site support

No

##### Contingent on other sites

Need to combine with 3057

##### Contingent on other sites

Need to combine with 3057

#### 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 Dewsbury Road cluster.			

#### Network Rail

#### Yorkshire Water

Treatment Works	Knostrop High and Low Level are large works which
Knostrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.	

#### Environment Agency

##### Constraints

FZ1 over 1 ha. See comments in main text of our response.

Outer South West

2114      Gelderd Road, Wortley LS12

LCC

Ecology support

Not supported

Not supported (RED). No site-specific designations but the whole area has naturally regenerated into scrub/young woodland (potential Leeds Habitatat Network or part of Local Wildlife Site together with site 2078 and 637) .

Ecology boundary

Needs assessment against Local Wildlife Sites criteria.

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	91.62	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	8.38	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	100.00
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Nearest train station	Cottingley
Nearest train station distance (m)	812.57
Nearest bus stop	1901
Nearest bus stop distance (m)	143.73

Agricultural classification	Grade 3
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input checked="" type="checkbox"/>

Conclusions

Issues and Options Summary

Green Belt site, not well related to the existing settlement, with no defensible boundary. Highway concerns re accessibility and access.

Site affects others?

Sustainability summary

Significant negative - greenfield site, ecology objection and transport network. Minor negative - access to schools, health and leisure, community participation, greenhouse emissions, accessibility, waste and pollution. Minor positive - access to greenspa

Summary of reps

REPs (including Metro) agree with Leeds City Council's designation of site 2114 as red.

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site, not well related to the existing settlement, with no defensible boundary. Highway concerns re accessibility and access.

Site Details

Easting	422826	Northing	428975	Site area ha	9.2	SP7	Smaller Settlement Extension
HMCA	Outer South West				Ward	Morley North	

Site Characteristics

Site type	Greenfield
-----------	------------

On-site land uses
-------------------

Agriculture
-------------

Neighbouring land uses
------------------------

Agriculture
-------------

Dwellings
-----------

Other land uses - None

Topography	Undulating	Landscape	Limited Tree Cover
Boundaries	Poorly defined	Road front	No

Description
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	No
Would development result in an isolated development?	No
Is the site well connected to the built up area?	No
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	No
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	No
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas (SSSIs)	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	Yes
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	No
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	No
Can development preserve this character?	
Character Conclusion	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Protected Area of Search (PAS) on the existing UDP
--

## Outer South West

2124 Spring Gardens Drighlington

### 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

Meets Core Strategy standards with exception of schools (primary approx 1km, secondary 3km)

Rank (1-5)

3

##### Access comments

No access to adopted highway - relies on site 3003, however this is unsuitable for large development

1

##### Local network comments

Potential cumulative impact with adjacent sites

4

##### Mitigation measures

none identified to overcome site deficiencies - level of development unlikely to support new bus service or local services

Total score

8

##### 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

Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of Morley/Gildersome cluster.

#### Network Rail

#### Yorkshire Water

Treatment Works Knostrop

Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

#### Environment Agency

Constraints

FZ1 over 1 ha. See comments in main text of our response.

#### LCC

Ecology support Supported

Supported

Ecology boundary

Education comments

1200A+3378+3064+3000+1332+2124+3003+333+1077+1344 = 1376 houses generates 344 primary and 138 secondary children. 1-1.5FE primary school required.

Flood Risk

Flood Zone 1

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	0.04	% overlap
N34 PAS	100.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	1.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Morley
Nearest train station distance (m)	4229.01
Nearest bus stop	11413
Nearest bus stop distance (m)	267.04

Agricultural classification	Grade 3b
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

## Conclusions

### Issues and Options Summary

The site is designated as Protected Area of Search (PAS) on the existing UDP, not within the Green Belt. Development of the site is dependent on achieving access via adjoining site 3003.

### Site affects others?

### Sustainability summary

Significant negative - greenfield site. Minor negative - access to schools and greenspace, community cohesion (out of scale with settlement) and transport network. Minor positive - access to health, and flood risk.

### Summary of reps

Generally comments are anti-development due to the fact that the site is greenfield (brownfield first), there is are drainage (particular sewage) problems particularly on the site and in the area and also because the site has poor access. The site is also currently in use as agricultural land and comments urge the change of site designation from Amber to Red.

#### ANTI-DEVELOPMENT

Very poor access to the site and main road.

This land is agricultural and being farmed.

Concerns regarding infrastructure and access to main roads.

No defensible boundary which will encourage urban sprawl.

Building on this land would create even more sewerage and drainage problems for this area which already suffers badly from this - Drighlington's drainage system (foul water) 'leaks' below the site.

METRO: 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

#### ALTERNATIVE APPROACH

Site would be ideal for a new school much needed in Drighlington.

Possible small scale development.

OAP housing.

### Comments on phasing

### DPP Allocation

Preferred housing allocation

### DPP Allocation Conclusion

The site is designated as Protected Area of Search (PAS) on the existing UDP, not within the Green Belt. Development of the site is dependent on achieving access via adjoining site 3003.

Outer South West

2125 Manor House Farm, Churwell

Site Details

Easting	426947	Northing	429758	Site area ha	3	SP7	Major Settlement Extension
HMCA	Outer South West				Ward	Morley North	

Site Characteristics

Site type	Greenfield
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On-site land uses
-------------------

Vacant land
-------------

Allotment and city farm
-------------------------

Neighbouring land uses
------------------------

Vacant land
-------------

Dwellings
-----------

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Poorly defined	Road front	No

Description
-------------

Mainly flat site located to the east of the M621 corridor with housing forming the eastern boundary. The majority of the site is vacant open land with allotments on the northern third of the site.

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	No
Would development result in an isolated development?	No
Is the site well connected to the built up area?	No
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	No
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	No
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas (SSSIs)	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	No
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	No
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	No
Can development preserve this character?	
Character Conclusion	

## Outer South West

2125 Manor House Farm, Churwell

### Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Designated as Protected Area of Search (PAS) on the existing UDP

### SHLAA conclusions

**Availability:** Short (= <5 yrs)

**Suitability:** LDF to determine

**Achievability:** Medium (6-10yrs)

### Summary of infrastructure provider comments

#### LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

Meets Core Strategy standards with exception of secondary school

4

Access comments

Single point of access available off Daffil Grove, adequate for less than 100 dwellings

4

Local network comments

Potential cumulative impact on Churwell Hill

3

Mitigation measures

may require mitigation on Churwell Hill

Total score

11

Highways site support

yes with mitigation

Contingent on other sites

Contingent on other sites

#### Highways Agency

Impact	No material impact	Network Status	No objection
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Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of Dewsbury Road cluster.

#### Network Rail

#### Yorkshire Water

Treatment Works	Knostrop
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Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

#### Environment Agency

Constraints

FZ1 over 1 ha. See comments in main text of our response.

Outer South West

2125 Manor House Farm, Churwell

LCC

Ecology support

Supported

Supported

Ecology boundary

Education comments

1096+1099A and B+ 2125+1282+1220A = 1248 houses generates 312 primary and 125 secondary children. 1x1.5FE primary school required. 6-7FE secondary school required across outer SW area.

Flood Risk

Flood Zone 1

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	98.61	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	1.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Cottingley
Nearest train station distance (m)	537.39
Nearest bus stop	7701
Nearest bus stop distance (m)	345.93

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input 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 Protected Area of Search (PAS) on the existing UDP, not within the Green Belt. Considered acceptable in principle for housing.

Site affects others?

Sustainability summary

Significant negative - greenfield site. Minor negative - pollution. Minor positive - access to health and greenspace, greenhouse emissions, flood risk, transport network and accessibility.

Summary of reps

Comments on phasing

DPP Allocation

Safeguarded land (PAS)

DPP Allocation Conclusion

The site is designated as Protected Area of Search (PAS) on the existing UDP, not within the Green Belt. Considered acceptable in principle for housing.

Site Details

Easting	428705	Northing	426699	Site area ha	43.1	SP7	Smaller Settlement Extension
HMCA	Outer South West				Ward	Ardsley and Robin Hood	

Site Characteristics

Site type	Greenfield
-----------	------------

On-site land uses

Agriculture
Vehicle Storage
Other

Neighbouring land uses

Agriculture
Transport tracks and ways
Office

Other land uses

Nursery on site
-----------------

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description

Site located to the north of the M62 in predominantly agricultural use
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	



## Outer South West

### 2127 Tingley Station

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

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#### SHLAA conclusions

Availability: Short (=≤5 yrs)

Suitability: LDF to determine

Achievability: Medium (6-10yrs)

#### Summary of infrastructure provider comments

##### LCC Highways Comments

###### Public transport accessibility comments

Rank (1-5)

Good Public Transport to western part of site but severed from local facilities by motorway

3

###### Access comments

Existing access to A653, with potential from Thorpe Lane

4

###### Local network comments

Spare capacity but cumulative issues

4

###### Mitigation measures

must improve linkages to adjacent settlements

Total score

11

###### Highways site support

yes with mitigation

###### Contingent on other sites

###### 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 Dewsbury Road cluster

##### Network Rail

##### Yorkshire Water

Treatment Works

Knothrop

Knothrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knothrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

##### Environment Agency

Constraints

FZ1 over 1 ha and site is on top of an historic landfill site. See comments in main text of our response

Outer South West

2127 Tingley Station

LCC

Ecology support

Supported with mitigation

Supported with mitigation to ensure the disused railway that runs through the site is retained and enhanced for its grassland and scrub habitats (and providing a buffer of 20 metres on both sides of the railway), and a buffer of 20 metres is retained around the existing woodland area in the west (and planted with native shrubs and small trees).

Ecology boundary

Education comments

2127=1133 houses generates 283 primary and 113 secondary children. 1-1.5FE primary school required.

Flood Risk

Flood Zone 1. Denshaw beck runs through the site - partly in culvert.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Housing allocations 1282, 1281B, 1064B, 309, 2127 are identified as being Agricultural Land Classification Grade 2. The loss of high quality soils should be avoided.

Planning History Applications since 1/1/2009, covering more than 50% of the site			
App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations			Core Strategy		
N32 Greenbelt	0.00	% overlap	Main Urban Area	0.00	% overlap
N34 PAS	100.00		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
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Other Spatial Relationship

LCC ownership %	0.14
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Nearest train station	Morley
Nearest train station distance (m)	2238.67
Nearest bus stop	7311
Nearest bus stop distance (m)	568.09

Agricultural classification	Grade 2
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input 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 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 a Protected Area of Search (PAS) on the existing UDP, not within the Green Belt. The site is located between three settlements (Morley, Tingley and Middleton) and is isolated by the Green Belt and motorway. This lack of connection to the urban area is the main constraint, as otherwise the site is flat with a road frontage.

### Site affects others?

### Sustainability summary

Significant negative - greenfield site. Minor negative - access to schools, health and greenspace, community cohesion (out of scale with settlement), ecology mitigation, pollution and landscape. Minor positive - flood risk.

### Summary of reps

In relation to the site's connectivity, the masterplan and associated design submission document (dated February 2013) identifies the existing footpaths, bridleways, restricted byways and byways which cross through the site. The masterplan proposal seeks to include, improve and extend these existing routes.

The primary point of access to the site will be via a new roundabout on Thorpe Lane. A secondary access will be taken from the west of the site onto the A653 Dewsbury Road (North) to form a priority junction. This secondary access will be limited to pedestrians, cyclists and emergency vehicles only.

There are a number of local services and facilities within the vicinity of the site. Capitol Business Park, the White Rose Shopping Centre and Office Park, as well as primary and secondary schools are within easy walking and cycling distance of the site. Pedestrian and cycle access will be available from the A652 Dewsbury Road and the A654 Thorpe Lane, thereby maximising connectivity with the nearby retail and employment opportunities.

The site benefits from existing bus routes operating along the A653 Dewsbury Road and the A654 Thorpe Lane with frequent services to Leeds, Wakefield, Bradford, Dewsbury and the White Rose Shopping Centre. The bus stops located on the A653 Dewsbury Road are within the recommended 400 metre desirable walking distance.

The masterplan for the site has specifically sought to improve the connectivity of this site with the surrounding area. As previously stated, the site benefits from existing footpaths, bridleways and byways, which will be improved and extended. The route of the former railway line will be used to create a 'greenway' for pedestrians and cyclists, linking into the existing network and creating a walkable neighbourhood.

To the east an existing railway viaduct provides the potential to link a pedestrian and cycling route to footpaths 214 and 255 to Middleton. Both Dunningley Lane and the course of Denshaw Beck are site features that can be enhanced to promote north-south connectivity that would extend beyond the site to the north.

To the west, existing definitive footpaths leading to Morley can be linked at the Capitol Park road junction and further to the south along Dewsbury Road by the provision of a new pedestrian crossing to connect footpath 70 and footpaths 68 and 69.

To the south, access to Tingley is gained via Thorpe lane. The site access will be taken from Thorpe Lane and will therefore provide a direct route to the south of the motorway for cars, pedestrians and cyclists.

It is therefore evident from the development of a masterplan for the site and the associated design document, which draws on the conclusions of the technical supporting reports that have been prepared, the site's current lack of connectivity can be wholly addressed with routes throughout the site providing access to Morley, Capitol Park, the White Rose Shopping Centre, Middleton and Tingley.

It is therefore evident the Council has identified the site to be 'amber' as the site is deemed to be suitable for residential development but it was considered the site's lack of connectivity was an 'issue to be resolved'. The masterplan for the site ensures the site's connectivity with the surrounding residential areas, shopping and employment opportunities. The masterplan for the site and associated design document clearly identifies the site's permeability can be improved with strong connections with the surrounding residential areas and associated local services. On this basis, there are no issues to resolve and the site is one which has the greatest potential to be allocated for housing and as such should be identified as a green site.

On the basis of the evidence set out, it is maintained the site is in a wholly suitable location for development and there are no connectivity issues to resolve, the masterplan for the site demonstrates that links can be achieved to the north, east, south and west of the site. In this regard, there are no issues to resolve with the site and it is not in a less favourable location. The site should therefore be colour coded green.

In relation to the site's connectivity, the masterplan and associated design submission document (dated February 2013) identifies the existing footpaths, bridleways, restricted byways and byways which cross through the site. The masterplan proposal seeks to include, improve and extend these existing routes.

The primary point of access to the site will be via a new roundabout on Thorpe Lane. A secondary access will be taken from the west of the site onto the A653 Dewsbury Road (North) to form a priority junction. This secondary access will be limited to pedestrians, cyclists and emergency vehicles only.

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It is therefore evident the Council has identified the site to be 'amber' as the site is deemed to be suitable for residential development but it was considered the site's lack of connectivity was an 'issue to be resolved'. The masterplan for the site ensures the site's connectivity with the surrounding residential areas, shopping and employment opportunities. The masterplan for the site and associated design document clearly identifies the site's permeability can be improved with strong connections with the surrounding residential areas and associated local services. On this basis, there are no issues to resolve and the site is one which has the greatest potential to be allocated for housing and as such should be identified as a green site.

On the basis of the evidence set out, it is maintained the site is in a wholly suitable location for development and there are no connectivity issues to resolve, the masterplan for the site demonstrates that links can be achieved to the north, east, south and west of the site. In this regard, there are no issues to resolve with the site and it is not in a less favourable location. The site should therefore be colour coded green.

In relation to the site's connectivity, the masterplan and associated design submission document (dated February 2013) identifies the existing footpaths, bridleways, restricted byways and byways which cross through the site. The masterplan proposal seeks to include, improve and extend these existing routes.

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There are a number of local services and facilities within the vicinity of the site. Capitol Business Park, the White Rose Shopping Centre and Office Park, as well as primary and secondary schools are within easy walking and cycling distance of the site. Pedestrian and cycle access will be available from the A652 Dewsbury Road and the A654 Thorpe Lane, thereby maximising connectivity with the nearby retail and employment opportunities.

The site benefits from existing bus routes operating along the A653 Dewsbury Road and the A654 Thorpe Lane with frequent services to Leeds, Wakefield, Bradford, Dewsbury and the White Rose Shopping Centre. The bus stops located on the A653 Dewsbury Road are within the recommended 400 metre desirable walking distance.

The masterplan for the site has specifically sought to improve the connectivity of this site with the surrounding area. As previously stated, the site benefits from existing footpaths, bridleways and byways, which will be improved and extended. The route of the former railway line will be used to create a 'greenway' for pedestrians and cyclists, linking into the existing network and creating a walkable neighbourhood.

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To the west, existing definitive footpaths leading to Morley can be linked at the Capitol Park road junction and further to the south along Dewsbury Road by the provision of a new pedestrian crossing to connect footpath 70 and footpaths 68 and 69.

To the south, access to Tingley is gained via Thorpe lane. The site access will be taken from Thorpe Lane and will therefore provide a direct route to the south of the motorway for cars, pedestrians and cyclists.

It is therefore evident from the development of a masterplan for the site and the associated design document, which draws on the conclusions of the technical supporting reports that have been prepared, the site's current lack of connectivity can be wholly addressed with routes throughout the site providing access to Morley, Capitol Park, the White Rose Shopping Centre, Middleton and Tingley.

It is therefore evident the Council has identified the site to be 'amber' as the site is deemed to be suitable for residential development but it was considered the site's lack of connectivity was an 'issue to be resolved'. The masterplan for the site ensures the site's connectivity with the surrounding residential areas, shopping and employment opportunities. The masterplan for the site and associated design document clearly identifies the site's permeability can be improved with strong connections with the surrounding residential areas and associated local services. On this basis, there are no issues to resolve and the site is one which has the greatest potential to be allocated for housing and as such should be identified as a green site.

On the basis of the evidence set out, it is maintained the site is in a wholly suitable location for development and there are no connectivity

2127 Tingley Station

issues to resolve, the masterplan for the site demonstrates that links can be achieved to the north, east, south and west of the site. In this regard, there are no issues to resolve with the site and it is not in a less favourable location. The site should therefore be colour coded green.

We don't believe that the large, isolated site at Tingley Station, LDF site 2127, would be suitable for housing; it was meant to accommodate large-scale employment uses which might have appeared if a supertram route had passed on its way to a terminus nearby at Blackgates on the A650. Perhaps it shouldn't have been removed from Green Belt in the UDP; it should now be marked red against housing purposes; it might have a different LDF colour coding for another use, or might remain PAS.

Pros

Numbers of support for housing as the site size would be a community in itself and does not impinge on other settlements. The site boundary could be extended towards Middleton to include a site for a new school.

Cons

Objections to the site due to infrastructure requirements and isolated location. Reference made to the UDP Review Inspector's Report, that PAS site for employment use. The Inspector considered the site not suitable for housing as greenfield land, not integrated well with existing communities or close to local services and facilities.

Statutory

WYCA  
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 sites have been considered.  
456m to core bus network  
4 buses per hour  
Outside 20 mins to primary school  
Within 30 mins to secondary school  
Within 20 mins to primary health

Comments on phasing

DPP Allocation

Safeguarded land (PAS)

DPP Allocation Conclusion

The site is designated as a Protected Area of Search (PAS) on the existing UDP, not within the Green Belt. The site is located between three settlements (Morley, Tingley and Middleton) and is isolated by the Green Belt and motorway. This lack of connection to the urban area is the main constraint, as otherwise the site is flat with a road frontage. The on-site infrastructure requirements in particular the connection with the main urban area need to be addressed.

## Outer South West

2128 New Lane, East Ardsley

### Site Details

Easting	430383	Northing	425753	Site area ha	3.8	SP7	Smaller Settlement Extension
HMCA	Outer South West				Ward	Ardsley and Robin Hood	

### Site Characteristics

Site type	Greenfield
-----------	------------

On-site land uses

Agriculture

Office

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Greenfield site in mainly in agricultural use. The north east corner of the site is occupied by an office building and associated car parking. Existing houses adjoin the southern site boundary and the remaining area adjoining the site is in agricultural use.

### 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 West

2128 New Lane, East Ardsley

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

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### SHLAA conclusions

Availability: Short (= <5 yrs)

Suitability: LDF to determine

Achievability: Medium (6-10yrs)

### Summary of infrastructure provider comments

#### LCC Highways Comments

##### Public transport accessibility comments

The site has access to 2 buses per hour, 100% of the site falls within the core strategy standards for primary education and health, no secondary education

Rank (1-5)

3

##### Access comments

Limited frontage to Moor Knoll Lane which could accommodate small development access

4

##### Local network comments

Small development unlikely to impact on local network

4

##### Mitigation measures

Widened footways, ped links to adjacent sites

Total score

11

##### Highways site support

yes

##### Contingent on other sites

##### Contingent on other sites

#### Highways Agency

Impact	No material impact	Network Status	No objection
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n/a

#### Network Rail

#### Yorkshire Water

##### Treatment Works

There is limited capacity at Caldervale for new development. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

#### Environment Agency

##### Constraints

FZ1 over 1 ha. See comments in main text of our response.



Outer South West

2128 New Lane, East Ardsley

LCC	
Ecology support	Supported
Supported	

Ecology boundary	

Education comments	
3078A+1072+3373A and C+1336+3456A+536+1143B, D and F+2155+1274+1032+1067B+1069+2128 +1258+3365 = 2685 houses generates 671 primary and 268.5 secondary children. 1x2FE and 1xFE primary school required.	

Flood Risk	
Flood Zone 1. Existing development in NE corner shown to be at risk of surface water flooding. Public sewer runs across part of the site.	

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	Main Urban Area	0.00
N34 PAS	100.00	Major Settlement	0.00
RL1 Rural Land	0.00	Minor Settlement	1.00
N1 Greenspace	0.00	Overlaps Urban Extension	<input checked="" type="checkbox"/>
N1A Allotments	0.00		
N5 Open Space	0.00		
N6 Playing Pitch	0.00		
N8 Urban Green Corridor	0.00		
CC Shopping Quarter	0.00		
UDP City Centre	0.00		
S2S6 Town Centre	0.00		
Proposed Local Centre	0.00		
Overlaps N37 SLA	<input type="checkbox"/>		
Sch. Ancient Mon.	0.00		

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Morley
Nearest train station distance (m)	4150.54
Nearest bus stop	6786
Nearest bus stop distance (m)	203.38

Agricultural classification	Grade 3
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

The site is designated as Protected Area of Search (PAS) on the existing UDP, not within the Green Belt. No Highways issues raised.

Site affects others?

1274, 2155, 1218

Sustainability summary

Significant negative - transport network. Minor negative - access to leisure, community participation, part greenfield and brownfield site, ecology mitigation, greenhouse emissions and accessibility. Minor positive - access to health and greenspace and fl

Summary of reps

With numerous disused brownfield sites within the outer south west area it seems unbelievable that consideration is being given to the development of greenfield sites. The reason given by Leeds City Council that the brownfield sites are not to be developed is that remedial works would be too expensive. Should this be the case, it would suggest that these sites are heavily contaminated and pose a potential risk to human health and controlled waters. On this basis I would enquire why these sites are not being investigated as potential sites. I feel it would make more sense developing the brownfield sites prior to targetting greenfield sites, as the risk and treatment of ground contamination is simply being ignored and delayed. Brownfield sites identified include but not limited to 2117, 2096, 2096A, 2096B, 2096C, 3075

In terms of local services, there is a Co-operative store 750m from the site, and a Post Office 650m from the site. There are also community facilities in East Ardsley including a Library 700m from the site and recreation ground 300m from the site and local churches. There are two main pubs in East Ardsley, The Bay Horse and The Bedford Arms along with Working Men's Clubs. The nearest large supermarket is Sainsburys at the White Rose Centre, 3.8km away and ADSA, 9km away.

In Outer South West the Draft Core Strategy apportiones 7,200 dwellings as being required throughout the plan period. Regardless of our objections to the overall housing requirement, Outer South West has outstanding permissions and allocations equating to 1,398 dwellings, this is only 19% of the requirement. The total number of 'Green' sites in this housing market area has a capacity for 4,214 dwellings, some 58% of the requirement. Based on this, it is clear that the Council will need to allocate all the identified 'Green' sites in the Outer South West market area in order to achieve the dwelling requirement.

The site has the potential to deliver circa 100 dwellings, given its site size of 3.8ha. We question the indicative capacity in the Council's SHLAA, which refers to a site capacity of 48 units. With regard to availability, Taylor Wimpey have a number of agreements in place with the landowners and understand all owners are keen to develop. In terms of delivery, detailed technical assessments relating to the site have been undertaken and there are no viability issues pertaining to bringing the site forward. There are a number of social, economic and environmental benefits that could arise from the development of this site. These include:

- Delivery of new housing of a mix to meet local needs including affordable housing
- New public open space
- Direct and indirect construction jobs
- S106 money towards local infrastructure
- New Homes Bonus
- Increased expenditure into the local economy

The site is well contained with strong connections to the urban area and is an ideal candidate for a housing allocation. The Outer South West housing market area has the capacity for further housing growth and sites such as this which is close to local facilities, services and public transport will be necessary to be allocated for housing development in order to meet the housing requirements for this housing market area. It is considered that the development of this site would constitute sustainable development with no significant adverse impact and a range of benefits.

Pros

The site's agent states the site is needed to contribute to the housing requirement for the Outer South West, it has access to services and transport and is available and deliverable.

Cons

General opposition to housing development on the site. Concerns about infrastructure provision, in particular schools provision. East Ardsley Primary School already being expanded in response to existing demand. The site has amenity value and provide grazing land for horses. Concerns about traffic, public transport, access and road safety. The proposed development has not been coordinated with neighbouring authorities.

Statutory

WYCA

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.

1387m to core bus network

Within 20 mins to primary schools

Within 30 mins to secondary schools

Within 20 mins to primary health

Comments on phasing

Outer South West

2128      New Lane, East Ardsley

DPP Allocation

Safeguarded land (PAS)

DPP Allocation Conclusion

The site is designated as Protected Area of Search (PAS) on the existing UDP, not within the Green Belt. No Highways issues raised. Suitable for consideration as a site for a new school along with site 1032

Outer South West

2155      Ardsley Common (south of)

Site Details

Easting	430100	Northing	425988	Site area ha	11.8	SP7	Smaller Settlement Extension
HMCA	Outer South West				Ward	Ardsley and Robin Hood	

Site Characteristics

Site type	Mixed
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On-site land uses

Agriculture
Manufacturing and Wholesale

Neighbouring land uses

Agriculture
Dwellings

Other land uses - None

Topography	Sloping	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description

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Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	No
Would development result in an isolated development?	No
Is the site well connected to the built up area?	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	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 West

2155 Ardsley Common (south of)

### Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Well contained to the north. Strong links to settlement if developed with site to south (1274).

### 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

3 buses per hour on western edge with majority 2buses per hour, 50% of the site falls within the core strategy standards for primary education and 70% to health. No secondary education

Rank (1-5)

3

##### Access comments

Access achievable onto Common Lane

4

##### Local network comments

Potential cumulative impact with adjacent sites

4

##### Mitigation measures

full footway req on Common lane frontage

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
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Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of Dewsbury Road cluster.

#### Network Rail

#### Yorkshire Water

Treatment Works	Caldervale
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There is limited capacity 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 West

2155      Ardsley Common (south of)

LCC

Ecology support

Supported

Supported

Ecology boundary

Education comments

3078A+1072+3373A and C+1336+3456A+536+1143B, D and F+2155+1274+1032+1067B+1069+2128 +1258+3365 = 2685 houses generates 671 primary and 268.5 secondary children. 1x2FE and 1xFE primary school required.

Flood Risk

Flood Zone 1. Minor watercourses adject to parts of the site boundary . Centre of site highly susceptible to surface water flooding.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Planning History      Applications since 1/1/2009, covering more than 50% of the site			
App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations			Core Strategy		
N32 Greenbelt	99.71	% overlap	Main Urban Area	0.00	% overlap
N34 PAS	0.00		Major Settlement	0.00	
RL1 Rural Land	0.00		Minor Settlement	1.00	
N1 Greenspace	0.00		Overlaps Urban Extension	<input checked="" type="checkbox"/>	
N1A Allotments	0.00				
N5 Open Space	0.00				
N6 Playing Pitch	0.00				
N8 Urban Green Corridor	0.00				
CC Shopping Quarter	0.00				
UDP City Centre	0.00				
S2S6 Town Centre	0.00				
Proposed Local Centre	0.00				
Overlaps N37 SLA	<input type="checkbox"/>				
Sch. Ancient Mon.	0.00				
			Regeneration Areas		
			Inner South RA	0.00	% overlap
			LB Corridor RA	0.00	
			EASEL RA	0.00	
			Aire Valley RA	0.00	
			West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Morley
Nearest train station distance (m)	3784.03
Nearest bus stop	7560
Nearest bus stop distance (m)	202.00

Agricultural classification	Grade 3
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>



## Conclusions

### Issues and Options Summary

Green Belt site. Development of the site in conjunction with adjacent site 1274 could be considered to round off the settlement form, although the scale of development cumulatively with other sites would be large. Highway concerns re accessibility and access provision - requires adjacent sites for acceptable access.

### Site affects others?

Bringing forward this site along with 1274, and sites coming up from East Ardsley 1032, 2128, 1032 would raise an issue of coalescence between settlements

### Sustainability summary

Significant negative - transport network. Minor negative - employment and economic growth, access to leisure, community participation, part greenfield and brownfield site, greenhouse emissions, accessibility and pollution. Minor positive - access to green

### Summary of reps

The work undertaken by Wardell Armstrong has also highlighted the potential of the site to deliver a heat recovery system from the existing mine water. Wardell Armstrong have experience in projects of this nature and have advised Hanover Developments (Wakefield) Ltd that this is something that is a very distinct and practical possibility at this site. Clearly if the site is selected as a housing site, this would be a clear benefit that would also meet with the sustainability credentials of the plan and meet the terms of the National Planning Policy Framework.

### Pros

A Transport Assessment which concludes that there are no reasons on highways or transport grounds why the development of the site should not be included within the Site Allocations Plan for residential purposes. The work undertaken has highlighted the potential of the site to deliver a heat recovery system from the existing mine water. If the site is selected as a housing site, this would be a clear benefit that would also meet with the sustainability credentials of the plan and meet the terms of the National Planning Policy Framework.

### Cons

Majority object to the development of the site for housing, reasons include Green Belt, impact on local services and concern about cumulative impact of housing sites coming forward together, significant numbers in excess of other HMCAs.

### Statutory

#### WYCA

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.

1091m to core bus network

19 buses per hour

Within 20 mins to primary school

Within 30 mins to secondary school

Within 20 mins to primary health

### Comments on phasing

### DPP Allocation

Not proposed as housing allocation

### DPP Allocation Conclusion

Green Belt site. Development of the site in conjunction with adjacent site 1274 could be considered to round off the settlement form, although the scale of development cumulatively with other sites would be large. Highway concerns re accessibility and access provision - requires adjacent sites for acceptable access.

Outer South West

2159 Whitehall Road, Craven Park, Farnley

Site Details

Easting	425697	Northing	431076	Site area ha	21.7	SP7	Main Urban Area Extension
HMCA	Outer South West, Outer West				Ward	Farnley and Wortley	

Site Characteristics

Site type	Greenfield
-----------	------------

On-site land uses
-------------------

Agriculture
-------------

Neighbouring land uses
------------------------

Agriculture
-------------

Dwellings
-----------

Other land uses - None

Topography	Sloping	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	No

Description
-------------

Isolated greenfield site with agricultural use. No road frontage.
---

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 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	Yes
Are these buildings used for agricultural purposes?	Yes
Encroachment Conclusion	Site does not perform an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	No
Can development preserve this character?	
Character Conclusion	No effect on the setting and special character of historic features

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Isolated site that relates poorly to the built up area. Development would reduce separation between settlements. High potential for further sprawl.
---

SHLAA conclusions

Availability: Unknown      Suitability: LDF to determine      Achievability: Longterm (11+yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments  
Good accessibility for employment and health but very poor accessibility for secondary and primary education  
Rank (1-5)  
3

Access comments  
Site 1171 required for access  
3

Local network comments  
Congestion on Outer Ring Road and M621  
3

Mitigation measures  
Singalisation of access junction and Ring Road roundabout, poss mitigation for M621  
Total score  
9

Highways site support  
Partial Yes - with mitigation and combine with 1171

Contingent on other sites  
Combine with 1171

Contingent on other sites  
Combine with 1171

Public transport accessibility comments  
Good  
Rank (1-5)  
5

Access comments  
No direct access, would need site 1177A  
1

Local network comments  
A58 congestion  
3

Mitigation measures  
combine with 1171A  
Total score  
9

Highways site support  
no

Contingent on other sites  
1171A

## Outer South West

**2159**      **Whitehall Road, Craven Park, Farnley**

Contingent on other sites

1171A

### Highways Agency

Impact    No material impact    Network Status    No objection

n/a

### Network Rail

### Yorkshire Water

Treatment Works    Knostrop

Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

### Environment Agency

Constraints

FZ1 over 1 ha. See comments in main text of our response.

### LCC

Ecology support    Supported

Supported

Ecology boundary

Education comments

Flood Risk

Flood Zone 1

### Utilities

Gas

Electric

Fire and Rescue

Telecoms

### Other

English Heritage

Natural England

**Planning History**    Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations

N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Cottingley
Nearest train station distance (m)	1964.12
Nearest bus stop	1023
Nearest bus stop distance (m)	327.23

Agricultural classification	Grade 3
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Green Belt site. Isolated site unconnected to the built up area. Development would affect the Green Belt gap between Farnley and the urban area.

Site affects others?

Sustainability summary

Significant negative - greenfield site. Minor negative - access to schools. Minor positive - access to health and flood risk.

Summary of reps

Supportive of no housing development on the site, due to include Green Belt, traffic congestion and impact on local infrastructure.

Pros

Cons

Traffic congestion and road safety, pressure on infrastructure, green belt and visual impact.

Statutory

WYCA

Falls within 400m of the current core bus network. From a public transport perspective, this site (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).

304m to core bus network

7 buses per hour

Within 20 mins to primary school

Within 30 mins to secondary school

Within 20 mins to primary health

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. Isolated site unconnected to the built up area. Development would affect the Green Belt gap between Farnley and the urban area.

Site Details

Easting	427671	Northing	428967	Site area ha	9.6	SP7	Main Urban Area Extension
HMCA	Outer South West				Ward	Morley North	

Site Characteristics

Site type	Greenfield
On-site land uses	
Agriculture	
Neighbouring land uses	
Agriculture	
Dwellings	
Transport tracks and ways	

Other land uses - None

Topography	Undulating	Landscape	No Tree Cover
Boundaries	Partially well-defined	Road front	No

Description	
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Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	No
Would development result in an isolated development?	Yes
Is the site well connected to the built up area?	No
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	Yes
Unrestricted Sprawl Conclusion	High potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	No
Coalescence Conclusion	No merging but would significantly reduce the green belt gap

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	Yes
Does the site provide access to the countryside	Yes
Does the site include local/national nature conservation areas (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 West

2164 Broad Oaks Farm, Churwell

### Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Site relates poorly to settlement. Contained to the east by the railway but high chance of further sprawl to north and south. Would reduce green belt separation between settlements.

### 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

10% of the site falls within the core strategy standards for public transport, 90% to primary education, 5% to health and 0% to secondary education

Rank (1-5)

2

##### Access comments

Landlocked - site has no access to adopted highway (track from Daisy Hill is not suitable). Relies on site 1282 for access but too much development off single access

2

##### Local network comments

Cumulative impact

3

##### Mitigation measures

Total score

7

##### Highways site support

no

##### Contingent on other sites

##### Contingent on other sites

#### Highways Agency

Impact No material impact Network Status No objection

Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of Dewsbury Road cluster.

#### Network Rail

Footbridge to replace nearby LC; General asset protection issues

#### Yorkshire Water

Treatment Works Knostrop

Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

#### Environment Agency

Constraints

FZ1 over 1 ha. See comments in main text of our response.



## Outer South West

2164 Broad Oaks Farm, Churwell

## LCC

Ecology support	Supported
-----------------	-----------

Supported
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## Ecology boundary

## Education comments

## Flood Risk

Flood Zone 1
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## Utilities

Gas

## Electric

## Fire and Rescue

## Telecoms

## Other

English Heritage

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Natural England

**Planning History** Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
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App Number	Proposal	Decision	% of site
------------	----------	----------	-----------

App Number	Proposal	Decision	% of site
------------	----------	----------	-----------

App Number	Proposal	Decision	% of site
------------	----------	----------	-----------

## Spatial relationships

## UDP Designations

N32 Greenbelt	99.99	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
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
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Nearest train station	Morley
Nearest train station distance (m)	1113.45
Nearest bus stop	11121
Nearest bus stop distance (m)	622.93

Agricultural classification	Grade 3
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps EA Flood Zone	<input 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 isolated and unrelated to the existing settlement. Development would represent a significant incursion into the Green Belt gap between Morley and Middleton, setting a precedent for further sprawl. Highway concerns re access - no access to adopted highway.

### Site affects others?

Site could only be workable alongside neighbouring sites: 1283, 3068, 1220 and to a lesser extent 1282. These provide road access to the site

### Sustainability summary

Significant negative - greenfield site. Minor negative - access to health, greenhouse emissions, transport network and accessibility. Minor positive - access to greenspace and flood risk.

### Summary of reps

It seems futile to waste expense on further applications from Developers when reports show and apparent 20,000 properties which have already been granted planning permission across Leeds and mainly on Brownfield sites – but which Developers appear to have decided not to Develop, speedy completion of 20,000 would certainly help the shortages.

The basis of the Council's red rating is the sites location within the Green Belt and concerns about its isolation and access requirements. In reality, this site will come forward as a comprehensive masterplan with Sites 1282, 1283, 3068 and 1220A and will be a later phase once the requisite access infrastructure has been put in place.

#### Pros

Acceptable on Green Belt terms, would come forward as comprehensive masterplan with sites 1282, 1283, 3068 and 1220A and contributes to 5 year housing land supply.

#### Cons

Traffic and pressure on local infrastructure.

#### Statutory

##### WYCA

Falls outside 400m of the current core bus network. Consideration needs to be given to if this site would be able to meet the LDF public transport accessibility requirements should housing be brought forward. We agree that these sites would not be suitable for housing development.

627m to core bus network

14 buses per hour

Outside 20 mins to primary school

Outside 30 mins to secondary school

Outside 20 mins to primary health

### Comments on phasing

### DPP Allocation

Not proposed as housing allocation

### DPP Allocation Conclusion

Green Belt site. By itself the site is isolated and unrelated to the existing settlement. Development would represent a significant incursion into the Green Belt gap between Morley and Middleton, setting a precedent for further sprawl. Highway concerns re access - no access to adopted highway.

Outer South West

3000 Land at Bradford Road Gildersome

Site Details

Easting	424137	Northing	428420	Site area ha	2.3	SP7	Smaller Settlement Extension
HMCA	Outer South West				Ward	Morley North	

Site Characteristics

Site type	Greenfield
-----------	------------

On-site land uses
-------------------

Agriculture
Wholesale distribution

Neighbouring land uses
------------------------

Agriculture
Dwellings
Manufacturing and Wholesale

Other land uses
-----------------

Neighbouring outdoor sport facility (cricket pitch)
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Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Poorly defined	Road front	No

Description
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Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	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 but there is no defensible boundary

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas (SSSIs)	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	Yes
Does the site contain buildings	Yes
Are these buildings used for agricultural purposes?	No
Encroachment Conclusion	Site does not perform an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	No
Can development preserve this character?	
Character Conclusion	No effect on the setting and special character of historic features

## Outer South West

### 3000 Land at Bradford Road Gildersome

#### Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

The site is relatively small and adjoins residential development to the east and south, with a cricket ground to the north, so is relatively well contained and would have relatively limited impact on the Green Belt.

#### SHLAA conclusions

**Availability:** Short ( $\leq 5$  yrs)

**Suitability:** LDF to determine

**Achievability:** Longterm (11+yrs)

#### Summary of infrastructure provider comments

##### LCC Highways Comments

###### Public transport accessibility comments

Meets Core Strategy standards with exception of local services

Rank (1-5)

4

###### Access comments

Access can only be achieved in conjunction with site 3004

3

###### Local network comments

Potential cumulative impact with adjacent sites

4

###### Mitigation measures

must be single allocation with site 3004

Total score

11

###### Highways site support

yes

###### Contingent on other sites

must be single allocation with site 3004

###### Contingent on other sites

must be single allocation with site 3004

##### Highways Agency

Impact	No material impact	Network Status	No objection
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n/a

##### Network Rail

##### Yorkshire Water

Treatment Works	Knothrop
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Knothrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knothrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

##### Environment Agency

###### Constraints

FZ1 over 1 ha. See comments in main text of our response.

Outer South West

3000 Land at Bradford Road Gildersome

LCC

Ecology support

Supported

Supported

Ecology boundary

Education comments

1200A+3378+3064+3000+1332+2124+3003+333+1077+1344 = 1376 houses generates 344 primary and 138 secondary children. 1-1.5FE primary school required.

Flood Risk

Flood Zone 1

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	95.03	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	1.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Morley
Nearest train station distance (m)	2844.96
Nearest bus stop	10597
Nearest bus stop distance (m)	99.30

Agricultural classification	Grade 3
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" 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 relatively small and adjoining residential development to the east and south, with a cricket ground to the north, so is relatively well contained and would have relatively limited impact on the Green Belt. A comprehensive development along with site 3064 could be considered. Highways concerns re access.

Site affects others?

Sustainability summary

Significant negative - greenfield site and pollution. Minor positive - access to schools and health, greenhouse emissions, flood risk, transport network and accessibility.

Summary of reps

ANTI-DEVELOPMENT

Greenbelt site.

Local infrastructure cannot cope with additional development.

Urban sprawl.

PRO-DEVELOPMENT

3064 & 3000 provide an infill area which can be developed with little impact on the green belt.

Access: there is a large area of frontage onto Bradford Road which will allow access into site.

It appears to be generally accepted that to achieve the numbers of houses that the targets require, it will be inevitable that sites will be required that are located within the Green Belt, the site has least impact.

It provides a sustainable, accessible site that fulfils best the Green Belt criteria for such sites.

The site is within the outer south-west of Leeds District in a highly sustainable location being close to the aforementioned villages with a decent range of services and amenities (schools, local shopping facilities and restaurants), but is easily accessible to Morley.

METRO: 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

Preferred housing allocation

DPP Allocation Conclusion

Green Belt site. The site is relatively small and adjoining residential development to the east and south, with a cricket ground to the north, so is relatively well contained and would have relatively limited impact on the Green Belt. A comprehensive development along with site 3064 could be considered.



Site Details

Easting	422711	Northing	428831	Site area ha	1.5	SP7	Smaller Settlement Infill
HMCA	Outer South West				Ward	Morley North	

Site Characteristics

Site type	Greenfield
-----------	------------

On-site land uses
-------------------

Agriculture
-------------

Neighbouring land uses
------------------------

Agriculture
-------------

Dwellings
-----------

Dwellings
-----------

Other land uses
-----------------

Neighbouring place of worship and shops
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Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/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 West

### 3003 Land off King Street Drighlington

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

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#### SHLAA conclusions

Availability: Short (= <5 yrs)

Suitability: LDF to determine

Achievability: Medium (6-10yrs)

#### Summary of infrastructure provider comments

##### LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

Meets Core Strategy standards with exception of secondary schools

4

Access comments

No access to be taken from Spring Gardens. Access achievable for less than 50 units off King St close to Wakefield Road

4

Local network comments

Small development unlikely to impact on local network

4

Mitigation measures

mitigation unlikely for site on own but may be required if linked with adjacent sites

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

Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of Morley/Gildersome cluster.

##### Network Rail

##### Yorkshire Water

Treatment Works

Knostrop

Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

##### Environment Agency

Constraints

FZ1 over 1 ha. See comments in main text of our response.

Outer South West

3003 Land off King Street Drighlington

LCC

Ecology support

Supported

Supported

Ecology boundary

Education comments

1200A+3378+3064+3000+1332+2124+3003+333+1077+1344 = 1376 houses generates 344 primary and 138 secondary children. 1-1.5FE primary school required.

Flood Risk

Flood Zone 1

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site			
App Number	Proposal	Decision	% of site
14/01904/FU	The demolition of Moorside Building Supplies and erection of residential development for 47No. dwellings		90

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	1.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	1.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Morley
Nearest train station distance (m)	4315.18
Nearest bus stop	11413
Nearest bus stop distance (m)	106.86

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Site within existing settlement. Residential use is considered acceptable in principle. Adjoining site 2124 would require access through site 3003 to achieve access to highway.

Site affects others?

Sustainability summary

Significant negative - greenfield site. Minor negative - access to greenspace. Minor positive - access to health, greenhouse emissions, flood risk, transport network and accessibility.

Summary of reps

PRO-DEVELOPMENT

The area is adjacent to a local centre for facilities.

Metro: 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.

ANTI-DEVELOPMENT

Greenfield site: Greenfield site if developed would lead to site 2124 being developed meaning further 250+ houses and cars coming onto King Street.

Greenbelt

Not enough sewer works to cope with so many houses.

Brownfield first: there are sufficient brown field sites available across Leeds to accommodate the site capacity suggested, should be encouraged first before greenfield site.

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

Site within existing settlement. Residential use is considered acceptable in principle. Adjoining site 2124 would require access through site 3003 to achieve access to highway.

Site Details							
Easting	424381	Northing	428040	Site area ha	3.7	SP7	Smaller Settlement Infill
HMCA	Outer South West				Ward	Morley North	

Site Characteristics	
Site type	Greenfield
On-site land uses	
Agriculture	
Neighbouring land uses	
Transport tracks and ways	
Manufacturing and Wholesale	
Dwellings	

Other land uses - None

Topography	Sloping	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

## Outer South West

3007 Land At M621 Junction 27 And Wakefield Road Gildersome Leeds

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

### SHLAA conclusions

Availability: Short (early)

Suitability: Unsuitable

Achievability: Medium (6-10yrs)

### Summary of infrastructure provider comments

#### LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

Meets Core Strategy standards with exception of local services

4

Access comments

Access achievable onto the A650 - likely to require a signalled junction

4

Local network comments

May require some local junction interventions

4

Mitigation measures

signalised access and potential junction improvements

Total score

12

Highways site support

yes with mitigation

Contingent on other sites

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 Morley/Gildersome cluster.

#### Network Rail

#### Yorkshire Water

Treatment Works Knostrop

Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

#### Environment Agency

Constraints

FZ1 over 1 ha. See comments in main text of our response.

Outer South West

3007 Land At M621 Junction 27 And Wakefield Road Gildersome Leeds

LCC

Ecology support

Supported

Supported

Ecology boundary

Education comments

Flood Risk

Flood Zone 1. Part of site susceptible to surface water flooding. Public surface water sewer crosses site.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
10/04597/OT	Outline application to layout access road and erect light industry, general industry and warehouse development (Use Classes Class B1c, B2 and B8), a 90 bed hotel and pub/restaurant, with car parking	A	89

Spatial relationships

UDP Designations			Core Strategy		
N32 Greenbelt	0.01	% 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"/>				
			Regeneration Areas		
			Inner South RA	0.00	% overlap
			LB Corridor RA	0.00	
			EASEL RA	0.00	
			Aire Valley RA	0.00	
			West Leeds Gateway	0.00	



Sch. Ancient Mon.	0.00
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Other Spatial Relationship

LCC ownership %	0.00
-----------------	------

Nearest train station	Morley
Nearest train station distance (m)	2584.68
Nearest bus stop	7561
Nearest bus stop distance (m)	64.36

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 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 type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Existing employment allocation in the existing UDP, well related to the motorway and partially implemented for employment use. Residential use not considered acceptable given existing allocation and adjacent uses.

Site affects others?

Sustainability summary

Significant negative - greenfield site and pollution. Minor negative - employment and economic growth and access to greenspace. Minor positive - access to schools, greenhouse emissions, flood risk, transport network and accessibility.

Summary of reps

PRO-DEVELOPMENT

METRO: From a public transport perspective, these sites (in principle) would be acceptable for housing development.

ANTI-DEVELOPMENT

More than half of the comments agree with red allocation.

Greenbelt: inappropriate form of development within the Green Belt and in the absence of any special circumstances would by its inappropriateness have a harmful impact on the open, rural and undeveloped character of the Green Belt.

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Existing employment allocation in the existing UDP, well related to the motorway and partially implemented for employment use. Residential use not considered acceptable given existing allocation and adjacent uses.

Site Details

Easting	426408	Northing	431117	Site area ha	21.8	SP7	Main Urban Area Extension
HMCA	Outer South West				Ward	Farnley and Wortley	

Site Characteristics

Site type	Greenfield
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On-site land uses
-------------------

Agriculture
-------------

Neighbouring land uses
------------------------

Agriculture
-------------

Dwellings
-----------

Other land uses - None

Topography	Sloping	Landscape	No Tree Cover
Boundaries	Poorly defined	Road front	No

Description
-------------

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Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	No
Would development result in an isolated development?	No
Is the site well connected to the built up area?	No
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	No

Unrestricted Sprawl Conclusion	High potential to lead to unrestricted sprawl
--------------------------------	---

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	No

Coalescence Conclusion	No merging but there is no defensible boundary
------------------------	--

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	Yes
Does the site provide access to the countryside	Yes
Does the site include local/national nature conservation areas (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
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4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	No
Can development preserve this character?	

Character Conclusion	No effect on the setting and special character of historic features
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Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Green Belt site with potential to lead to unrestricted sprawl unless linked to delivery of adjoining sites 1171B, 2078 and 4029.
--

## Outer South West

3056 Wood Lane, Farnley

### SHLAA conclusions

Availability: Unknown

Suitability: LDF to determine

Achievability: Longterm (11+yrs)

### Summary of infrastructure provider comments

#### LCC Highways Comments

##### Public transport accessibility comments

Good accessibility for health and primary education, very poor access to employment and secondary education

Rank (1-5)

2

##### Access comments

No frontage to adopted highway

1

##### Local network comments

Congestion on Outer Ring Road and M621

3

##### Mitigation measures

Access to site needed through adjoining sites with mitigation on local and strategic highway network

Total score

6

##### Highways site support

No

##### Contingent on other sites

Need to combine with 2078, 3057, 2114,2159,1171

##### Contingent on other sites

Need to combine with 2078, 3057, 2114,2159,1171

#### Highways Agency

Impact	No material impact	Network Status	No objection
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n/a

#### Network Rail

#### Yorkshire Water

Treatment Works	Knostrop
-----------------	----------

Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

#### Environment Agency

##### Constraints

FZ1 over 1 ha and site is on top of an historic landfill site. See comments in main text of our response

#### LCC

Ecology support	Supported
-----------------	-----------

Supported

Outer South West

3056 Wood Lane, Farnley

Ecology boundary

Education comments

1171B+3056+2078+4029+637 = 1202 houses generates 300 primary and 120 secondary children. 1x1.5FE primary school required.

Flood Risk

Flood Zone 1

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations

N32 Greenbelt	96.94	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	3.06	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Cottingley
Nearest train station distance (m)	1431.87
Nearest bus stop	2617
Nearest bus stop distance (m)	561.39

Agricultural classification	Grade 3
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

## Conclusions

### Issues and Options Summary

Green Belt site. Development potential through linking of sites 2078, 3056 4029 and 1171B dependent on the necessary infrastructure and link road from Whitehall Road to Gelderd Road.

### Site affects others?

Adjoining sites 1171B, 2078 and 4029

### Sustainability summary

Significant negative - greenfield site. Minor negative - access to leisure, community participation, community cohesion (out of scale with settlement), access to greenspace, greenhouse emissions, transport network and accessibility. Minor positive - acces

### Summary of reps

Majority of comments are generally anti- development.

#### ANTI-DEVELOPMENT

Site is agricultural land and is currently in agricultural use.

Site is located within the greenbelt.

Lack of defensible boundary.

METRO: METRO: 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.

#### PRO-DEVELOPMENT

The area would then have good access to the existing road network, at the Leeds Outer Ring Road and the M621/M62. It is close to retail facilities at Junction One, the White Rose Centre plus local shops in Lower Wortley. There is also potential for primary school development in the area if the total number of sites is expanded.

### Comments on phasing

### DPP Allocation

Not proposed as housing allocation

### DPP Allocation Conclusion

Green Belt site. Development potential through linking of sites 2078, 3056 4029 and 1171B dependent on the necessary infrastructure and link road from Whitehall Road to Gelderd Road.

Outer South West

3057 Cottingley Springs, Gelderd Road

Site Details

Easting	426652	Northing	430679	Site area ha	7.5	SP7	Main Urban Area Extension
HMCA	Outer South West				Ward	Farnley and Wortley	

Site Characteristics

Site type	Greenfield
-----------	------------

On-site land uses

Agriculture
Unmanaged Forest
Cemeteries and Crematoria

Neighbouring land uses

Agriculture
Manufacturing and Wholesale
Unmanaged Forest

Other land uses

Utilities & Infrastructure - Cemeteries and crematoria
--

Topography	Sloping	Landscape	Significant Tree Cover
Boundaries	Poorly defined	Road front	Yes

Description

--

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	No
Would development result in an isolated development?	Yes
Is the site well connected to the built up area?	No
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	No
Unrestricted Sprawl Conclusion	High potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	No
Coalescence Conclusion	No merging but there is no defensible boundary

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas (SSSIs)	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	Yes
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	No
Encroachment Conclusion	Site does not perform an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	No
Can development preserve this character?	
Character Conclusion	No effect on the setting and special character of historic features



Outer South West

3057 Cottingley Springs, Gelderd Road

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Green Belt site. The site is not well related to the existing settlement and development would create unrestricted urban sprawl in an isolated location, behind existing employment uses.

SHLAA conclusions

Availability: Unknown Suitability: LDF to determine Achievability: Longterm (11+yrs)

Summary of infrastructure provider comments

LCC Highways Comments		Rank (1-5)
Public transport accessibility comments		
Half site good for rail accessibility, very poor for everything else		2
Access comments		5
Good frontage with Gelderd Road		
Local network comments		3
Congestion on Outer Ring Road and M621		
Mitigation measures		Total score
Signalisation of access junction and Ring Road signals, possible mitigation for M621		
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 Morley/Gildersome cluster.			

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	
FZ1 over 1 ha. See comments in main text of our response.	

LCC	
Ecology support	Not supported
Not supported (RED). No site-specific designations but an area of mature woodland, UK Biodiversity Action Plan Priority Habitat, within the site.	

Outer South West

3057 Cottingley Springs, Gelderd Road

Ecology boundary

Supported with mitigation if Red hatched area excluded and boundary amended as per drawing RM/3057. Mitigation will still be required to ensure impacts on adjacent woodland habitat are addressed, and habitat enhancement carried out to connect the woodland area to the young woodland to the north-east (Hill Top Cemetery).

Education comments

Flood Risk

Flood Zone 1

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations		
N32 Greenbelt	99.68	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	0.32	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

3057 Cottingley Springs, Gelderd Road

LCC ownership %	0.14
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Nearest train station	Cottingley
Nearest train station distance (m)	952.55
Nearest bus stop	8042
Nearest bus stop distance (m)	282.72

Agricultural classification	Grade 3
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input 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

Green Belt site. The site is not well related to the existing settlement and development would create unrestricted urban sprawl in an isolated location, behind existing employment uses. Highways concerns re accessibility.

Site affects others?

Sustainability summary

Significant negative - greenfield site and ecology objection. Minor negative - access to schools, health and leisure, community participation, greenhouse emissions, transport network, accessibility, waste, pollution and landscape. Minor positive - flood r

Summary of reps

All comments agree with Leeds City Council's allocation of site 3057 as Red.

METRO: 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.

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. The site is not well related to the existing settlement and development would create unrestricted urban sprawl in an isolated location, behind existing employment uses. Highways concerns re accessibility.

Site Details

Easting	426031	Northing	430221	Site area ha	21.2	SP7	Main Urban Area Extension
HMCA	Outer South West				Ward	Farnley and Wortley	

Site Characteristics

Site type	Mixed
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On-site land uses
-------------------

Agriculture
-------------

Storage
---------

Neighbouring land uses
------------------------

Manufacturing and Wholesale
-----------------------------

Agriculture
-------------

Other land uses
-----------------

Gypsy and traveller site
--------------------------

Topography	Sloping	Landscape	Limited Tree Cover
Boundaries	Poorly defined	Road front	No

Description
-------------

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	No
Would development result in an isolated development?	Yes
Is the site well connected to the built up area?	No
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	No
Unrestricted Sprawl Conclusion	High potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	No
Coalescence Conclusion	No merging but there is no defensible boundary

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas (SSSIs)	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	Yes
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	No
Encroachment Conclusion	Site does not perform an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	No
Can development preserve this character?	
Character Conclusion	No effect on the setting and special character of historic features

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

The site is not well related to the existing settlement and development would create unrestricted urban sprawl in an isolated location, to the west of existing employment uses and a gypsy and traveller site. Significant Green Belt incursion.

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)
The site does not meet any of the Core Strategy standards with just 2 buses per hour	1

Access comments	
Ghost island r't lane exists with adequate visibilities - large development may require signals	4

Local network comments	
Development of this scale on the A62 is likely to create issues at the A62 / Ring Road junction which could not be mitigated without the need for third party land	2

Mitigation measures	Total score
Unlikely to be achievable without 3rd party land	7

Highways site support
no

Contingent on other sites

Contingent on other sites

Highways Agency

Impact	Major impact	Network Status	Likely to require significant physical mitigation

Network Rail

Yorkshire Water

Treatment Works

Environment Agency

Constraints
FZ1 over 1 ha. See comments in main text of our response.

LCC

Ecology support	Supported with mitigation
Supported with mitigation to protect and enhance the wildlife corridor function of the beck along the southern boundary - by leaving a 20 metre buffer from the beck. A pond to the north east corner that should be retained and enhanced.	

Outer South West

3058 Land North of Dean Beck (Including Cottingley Springs) Gildersome

Ecology boundary

Education comments

Flood Risk

Largely Flood Zone 1. Southern bounday adjacent to Farnley Wood Beck. Known flooding problems within catchment - downstream of site.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations		
N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %14.93

3058 Land North of Dean Beck (Including Cottingley Springs) Gildersome

Nearest train station	Cottingley
Nearest train station distance (m)	1362.14
Nearest bus stop	10230
Nearest bus stop distance (m)	291.17

Agricultural classification	Grade 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 is not well related to the existing settlement and development would create unrestricted urban sprawl in an isolated location, to the west of existing employment uses and a gypsy and traveller site. Development would represent a significant incursion into Green Belt. Highways concerns re impact on A62/A6120 junction.

Site affects others?

Sustainability summary

Significant negative - greenfield site, greenhouse emissions and accessibility. Minor negative - access to schools, health, leisure and greenspace, community participation, community cohesion (out of scale with settlement),ecology mitigation, transport ne

Summary of reps

ANTI-DEVELOPMENT

Three out of the total four comments are against development and agree with Leeds City Council's RED allocation of the site.

METRO: 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.

PRO-DEVELOPMENT

Ideal area to extend a village towards city centre. Empty roads and chance to build infrastructure. Road network (Gelderd Road) has low traffic flows due to parallel M621 and would be capable of sustaining more traffic.

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. The site is not well related to the existing settlement and development would create unrestricted urban sprawl in an isolated location, to the west of existing employment uses and a gypsy and traveller site. Development would represent a significant incursion into Green Belt. Highways concerns re impact on A62/A6120 junction.

Site Details

Easting	426803	Northing	430307	Site area ha	6.9	SP7	Main Urban Area Extension
HMCA	Outer South West				Ward	Farnley and Wortley	

Site Characteristics

Site type	Greenfield
-----------	------------

On-site land uses
-------------------

Cemeteries and Crematoria
---------------------------

Agriculture
-------------

Neighbouring land uses
------------------------

Cemeteries and Crematoria
---------------------------

Transport tracks and ways
---------------------------

Manufacturing and Wholesale
-----------------------------

Other land uses - None

Topography	Sloping	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description	
-------------	--

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?	No
Unrestricted Sprawl Conclusion	High potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	No
Coalescence Conclusion	No merging but would significantly reduce the green belt gap

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas (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	Significant effect on the setting and special character of historic features

## Outer South West

### 3059 Land between Gelderd and M621 Wortley

#### Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

The majority of the site is part of a cemetery. Redevelopment for residential use here would represent an island site, not related to existing residential development. Highways concerns re cumulative impact on A62.

#### 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 is within 800m of Cottingley Rail station but the route is poor. Other standards are not met. New footways on the A62 would be required

Rank (1-5)

2

###### Access comments

Space exists to implement a right turn lane

4

###### Local network comments

Cumulative impact issues with other development on A62

3

###### Mitigation measures

New footway along site frontage. Work at A62/A6120 junction likely to require 3rd party land

Total score

9

###### Highways site support

no

###### Contingent on other sites

###### Contingent on other sites

#### Highways Agency

Impact	No material impact	Network Status	No objection
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Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of Dewsbury Road cluster.

#### Network Rail

#### Yorkshire Water

Treatment Works	Knothrop
-----------------	----------

Knothrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knothrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

#### Environment Agency

##### Constraints

FZ1 over 1 ha. See comments in main text of our response.

Outer South West

3059 Land between Gelderd and M621 Wortley

LCC

Ecology support

Supported with mitigation

Supported with mitigation to protect and enhance the wildlife corridor function of the beck along the southern boundary - by leaving a 20 metre buffer from the beck and retaining the areas of scrub and trees between the beck and the motorway.

Ecology boundary

Education comments

Flood Risk

Largely Flood Zone 1. Farnley Wood Beck runs adjacent to part of site. Large combined public sewer runs through part of the site. Known flooding problems within catchment - downstream of site.

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	94.23	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy			
Main Urban Area	0.00	% overlap	
Major Settlement	0.00		
Minor Settlement	0.00		
Overlaps Urban Extension	<input checked="" type="checkbox"/>		
Regeneration Areas			
Inner South RA	0.00		% overlap
LB Corridor RA	0.00		
EASEL RA	0.00		
Aire Valley RA	0.00		
West Leeds Gateway	0.00		

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Cottingley
Nearest train station distance (m)	627.46
Nearest bus stop	8042
Nearest bus stop distance (m)	119.39

Agricultural classification	Grade 3
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Green Belt site. The majority of the site is part of a cemetery. Redevelopment for residential use here would represent an island site, not related to existing residential development. Highways concerns re cumulative impact on A62.

Site affects others?

Sustainability summary

Minor negative - access to schools, health and leisure, community participation, part greenfield and brownfield site, ecology mitigation, greenhouse emissions, transport network, accessibility and pollution. Minor positive - access to greenspace and flood

Summary of reps

All comments are against development and agree with RED allocation

METRO:  
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.

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. The majority of the site is part of a cemetery. Redevelopment for residential use here would represent an island site, not related to existing residential development. Highways concerns re cumulative impact on A62.

Outer South West

3060A Gelderd Road/M621, Gildersome

Site Details

Easting	425413	Northing	428992	Site area ha	7.7	SP7	Smaller Settlement Extension
HMCA	Outer South West				Ward	Morley North	

Site Characteristics

Site type	Greenfield
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On-site land uses
-------------------

Agriculture
-------------

Neighbouring land uses
------------------------

Hotels, boarding and guest houses
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Agriculture
-------------

Dwellings
-----------

Manufacturing and Wholesale
-----------------------------

Other land uses - None

Topography		Landscape	Significant Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description
-------------

Green Belt site. Current agricultural open use, the site is separated by Woodlands Hall that is located in between the two separate fields. Roads border the site along the west and north sides. To the south and west is a dense line of trees

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	Low potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	Yes
Do features provide boundaries to contain the development?	No
Coalescence Conclusion	Coalescence/merging settlements

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	Yes
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas (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

Site would result in the merging of settlement as this is the last field between Gildersome and Morley. There is a strong barrier (trees / M621) beyond this but all open land would be lost. Development may also have an impact on Woodlands Hall which is set in between the site.

SHLAA conclusions

Availability: Unknown                      Suitability: LDF to determine                      Achievability: Longterm (11+yrs)

Summary of infrastructure provider comments

Highways Agency	
Impact	Network Status

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	

Ecology boundary	

Education comments	

Flood Risk	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
English Heritage	

Natural England	



Outer South West

3060A      Gelderd Road/M621, Gildersome

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	99.96	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	1.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	0.01
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Nearest train station	Morley
Nearest train station distance (m)	1786.86
Nearest bus stop	13517
Nearest bus stop distance (m)	168.85

Agricultural classification	Grade 3
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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 checked="" 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

Harmful to green belt as the site would close the gap between Morley and Gildersome, this is the last open field between the settlements. May also impact on Woodlands Hall. TPOs around the site that development would need to consider impact. Capacity based on lower field only with no reduction for green space, top field not included as indictaed for green space - impact of this would need to be considered at design stage.

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

Green Belt Site. Reduced site size retains the separation between Gildersome and Driglington and links with existing settlement.

Outer South West

3060B Gelderd Road/M621, Gildersome

Site Details

Easting	425830	Northing	429690	Site area ha	114.6	SP7	Main Urban Area Extension
HMCA	Outer South West				Ward	Morley North	

Site Characteristics

Site type	Mixed
-----------	-------

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	

Description	
-------------	--

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

SHLAA conclusions

Availability: Unknown                      Suitability: LDF to determine                      Achievability: Longterm (11+yrs)

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

--

Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Ecology boundary

--

Education comments

--

Flood Risk

--

Utilities

Gas	

Electric

--

Fire and Rescue

--

Telecoms

--

Other

English Heritage	

Natural England

--

Planning History      Applications since 1/1/2009, covering more than 50% of the site

App Number                      Proposal                      Decision                      % of site


Spatial relationships

UDP Designations

N32 Greenbelt	97.40	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
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 %	0.42
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Nearest train station	Cottingley
Nearest train station distance (m)	1592.42
Nearest bus stop	6630
Nearest bus stop distance (m)	175.20

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 checked="" 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

See assessment for 3060.

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. The site is a major incursion into Green Belt. Development would significantly reduce the Green Belt gap between Gildersome, New Farnley and Lower Wortley. Preventing coalescence of settlements is one of the purposes of Green belt. Highways concerns re cumulative impact on the A62 and A62/ A6120 junction.

Outer South West

3061 Cricket Hill Brow, Gelderd Road, Gildersome

Site Details

Easting	425095	Northing	429375	Site area ha	2.4	SP7	Smaller Settlement Extension
HMCA	Outer South West				Ward	Morley North	

Site Characteristics

Site type	Greenfield
On-site land uses	
Agriculture	
Neighbouring land uses	
Agriculture	
Dwellings	
Other land uses	
Equestrian	

Topography	Sloping	Landscape	Limited Tree Cover
Boundaries	Poorly defined	Road front	No

Description	

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	No
Would development result in an isolated development?	Yes
Is the site well connected to the built up area?	No
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	No
Unrestricted Sprawl Conclusion	High potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	No
Coalescence Conclusion	No merging but there is no defensible boundary

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas (SSSIs)	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	Yes
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	No
Encroachment Conclusion	Site does not perform an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	No
Can development preserve this character?	
Character Conclusion	No effect on the setting and special character of historic features

## Outer South West

3061 Cricket Hill Brow, Gelderd Road, Gildersome

### Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Development would not be well related to the existing settlement form and could set a precedent for further sprawl.

### SHLAA conclusions

**Availability:** Unknown

**Suitability:** LDF to determine

**Achievability:** Longterm (11+yrs)

### Summary of infrastructure provider comments

#### LCC Highways Comments

##### Public transport accessibility comments

Meets Core Strategy standards except secondary school

Rank (1-5)

4

##### Access comments

Access via Hawthorn Close not acceptable - too narrow and long, no footways and issues at junction with Branch End

1

##### Local network comments

Issues of increased movements at junction with branch End and cumulative impacts

2

##### Mitigation measures

Total score

7

##### Highways site support

no

##### Contingent on other sites

##### 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 Morley/Gildersome cluster.			

#### Network Rail

#### Yorkshire Water

Treatment Works	Knostrop
Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.	

#### Environment Agency

##### Constraints

FZ1 over 1 ha. See comments in main text of our response.



Outer South West

3061 Cricket Hill Brow, Gelderd Road, Gildersome

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	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
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Nearest train station	Morley
Nearest train station distance (m)	2259.61
Nearest bus stop	4326
Nearest bus stop distance (m)	327.02

Agricultural classification	Grade 3
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" 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 not be well related to the existing settlement form and could set a precedent for further sprawl. Unacceptable site access.

Site affects others?

Sustainability summary

Significant negative - greenfield site. Minor negative - transport network.Minor positive - access to schools and health, greenhouse emissions, flood risk and accessibility.

Summary of reps

All comments are against development.

METRO: From a public transport perspective, these sites (in principle) would be acceptable for housing development. For the larger sites, site specific mitigation would be required but it is unlikely that substantial bus service provision would be required at these sites (based on the current public transport network).

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. Development would not be well related to the existing settlement form and could set a precedent for further sprawl. Unacceptable site access.

Outer South West

3062 Harthill Rise, Gildersome

Site Details

Easting	424810	Northing	429486	Site area ha	0.9	SP7	Smaller Settlement Extension
HMCA	Outer South West				Ward	Morley North	

Site Characteristics

Site type	Greenfield
-----------	------------

On-site land uses
-------------------

Agriculture
-------------

Dwellings
-----------

Neighbouring land uses
------------------------

Agriculture
-------------

Dwellings
-----------

Other land uses - None

Topography	Sloping	Landscape	Limited Tree Cover
Boundaries	Poorly defined	Road front	No

Description
-------------

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	No
Would development result in an isolated development?	No
Is the site well connected to the built up area?	No
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	No
Unrestricted Sprawl Conclusion	High potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	No
Coalescence Conclusion	No merging but there is no defensible boundary

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas (SSSIs)	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	Yes
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	No
Encroachment Conclusion	Site does not perform an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	No
Can development preserve this character?	
Character Conclusion	No effect on the setting and special character of historic features

## Outer South West

3062 Harthill Rise, Gildersome

### Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

The site is not well related to the existing built up area and is in an elevated position. No existing defensible boundaries and development could set a precedent for further unrestricted sprawl.

### SHLAA conclusions

**Availability:** Unknown

**Suitability:** LDF to determine

**Achievability:** Longterm (11+yrs)

### Summary of infrastructure provider comments

#### LCC Highways Comments

##### Public transport accessibility comments

Meets Core Strategy standards except secondary school

Rank (1-5)

4

##### Access comments

Effectively landlocked

1

##### Local network comments

Potential cumulative impact with adjacent sites

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
n/a			

#### Network Rail

#### Yorkshire Water

Treatment Works	Knothrop
Knothrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knothrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.	

#### Environment Agency

##### Constraints

FZ1 under 1 ha. See comments in main text of our response.

## Outer South West

3062 Harthill Rise, Gildersome

## LCC

Ecology support	Supported
-----------------	-----------

Supported
-----------

## Ecology boundary

## Education comments

## Flood Risk

Flood Zone 1
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## Utilities

Gas	
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## Electric

## Fire and Rescue

## Telecoms

## Other

English Heritage

Natural England

<b>Planning History</b>	Applications since 1/1/2009, covering more than 50% of the site
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App Number	Proposal	Decision	% of site
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App Number	Proposal	Decision	% of site
------------	----------	----------	-----------

App Number	Proposal	Decision	% of site
------------	----------	----------	-----------

App Number	Proposal	Decision	% of site
------------	----------	----------	-----------

## Spatial relationships

## UDP Designations

N32 Greenbelt	99.81	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

## Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	1.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

## Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Morley
Nearest train station distance (m)	2558.90
Nearest bus stop	13226
Nearest bus stop distance (m)	388.18

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 not well related to the existing built up area and is in an elevated position. No existing defensible boundaries and development could set a precedent for further unrestricted sprawl. No access to site.

Site affects others?

Sustainability summary

Significant negative - greenfield site. Minor positive - access to leisure, greenhouse emissions, flood risk and accessibility.

Summary of reps

Comments support RED designation of the site, however METRO outlined that development is acceptable on the site in principle.

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. The site is not well related to the existing built up area and is in an elevated position. No existing defensible boundaries and development could set a precedent for further unrestricted sprawl. No access to site.



Outer South West

3063 Land north of Harthill Lane, Gildersome

Site Details

Easting	424625	Northing	429513	Site area ha	3.8	SP7	Smaller Settlement Extension
HMCA	Outer South West				Ward	Morley North	

Site Characteristics

Site type	Greenfield
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On-site land uses
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Agriculture
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Dwellings
-----------

Agriculture
-------------

Neighbouring land uses
------------------------

Dwellings
-----------

Other land uses - None

Topography	Sloping	Landscape	Limited Tree Cover
Boundaries	Poorly defined	Road front	Yes

Description
-------------

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)	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 West

3063 Land north of Harthill Lane, Gildersome

### Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

No existing defensible boundaries and development could set a precedent for further unrestricted sprawl.

### SHLAA conclusions

Availability: Unknown

Suitability: LDF to determine

Achievability: Longterm (11+yrs)

### Summary of infrastructure provider comments

#### LCC Highways Comments

##### Public transport accessibility comments

Meets Core Strategy standards except secondary school

Rank (1-5)

4

##### Access comments

Very poor access options - no way to access housing development

1

##### Local network comments

Potential cumulative impact with adjacent sites

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
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Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of Morley/Gildersome cluster.

#### Network Rail

#### Yorkshire Water

Treatment Works	Knostrop
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Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

#### Environment Agency

##### Constraints

FZ1 over 1 ha. See comments in main text of our response.

Outer South West

3063 Land north of Harthill Lane, Gildersome

LCC

Ecology support

Supported

Supported

Ecology boundary

Education comments

Flood Risk

Largely Flood Zone 1. There is potential for flooding from the watercourse in the NW pocket of the site. Also, there is a culvert and public sewers located in this part of the site.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site			
App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations		Core Strategy	
N32 Greenbelt	99.22 % overlap	Main Urban Area	0.00 % overlap
N34 PAS	0.00	Major Settlement	0.00
RL1 Rural Land	0.00	Minor Settlement	1.00
N1 Greenspace	0.00	Overlaps Urban Extension	<input checked="" type="checkbox"/>
N1A Allotments	0.00		
N5 Open Space	0.00		
N6 Playing Pitch	0.00		
N8 Urban Green Corridor	0.00		
CC Shopping Quarter	0.00		
UDP City Centre	0.00		
S2S6 Town Centre	0.00		
Proposed Local Centre	0.00		
Overlaps N37 SLA	<input type="checkbox"/>		
Sch. Ancient Mon.	0.00		
		Regeneration Areas	
		Inner South RA	0.00 % overlap
		LB Corridor RA	0.00
		EASEL RA	0.00
		Aire Valley RA	0.00
		West Leeds Gateway	0.00

Other Spatial Relationship

LCC ownership %	5.32
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Nearest train station	Morley
Nearest train station distance (m)	2729.94
Nearest bus stop	386
Nearest bus stop distance (m)	339.70

Agricultural classification	Grade 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. No existing defensible boundaries and development could set a precedent for further unrestricted sprawl. No access to site.

Site affects others?

Sustainability summary

Significant negative - greenfield site. Minor positive - access to health, greenhouse emissions, flood risk and accessibility.

Summary of reps

Comments support RED designation of the site.

METRO outlined that development is acceptable on the site in principle.

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. No existing defensible boundaries and development could set a precedent for further unrestricted sprawl. No access to site.

Site Details

Easting	423979	Northing	428697	Site area ha	16.3	SP7	Smaller Settlement Extension
HMCA	Outer South West				Ward	Morley North	

Site Characteristics

Site type	Greenfield
On-site land uses	
Agriculture	
Neighbouring land uses	
Agriculture	
Outdoor sport facility	
Dwellings	
Education	
Other land uses	
Neighbouring - Education	

Topography	Undulating	Landscape	Limited Tree Cover
Boundaries	Poorly defined	Road front	No

Description	
-------------	--

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 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	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	No
Can development preserve this character?	
Character Conclusion	

## Outer South West

3064 Greystone Farm/Bungalow, Wakefield Road, Drighlington

### Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Whilst release of the site would be of significant scale, development could effectively 'round off' the settlement, especially if combined with site 3000.

### SHLAA conclusions

**Availability:** Unknown

**Suitability:** LDF to determine

**Achievability:** Longterm (11+yrs)

### Summary of infrastructure provider comments

#### LCC Highways Comments

##### Public transport accessibility comments

Meets Core Strategy standards with exception of local services

Rank (1-5)

4

##### Access comments

The site appears to have no obvious access or link to the adopted highway. There is the possibility access through the primary school site if this is to be relocated but a second access would also be required. Adjacent sites might link to Bradford Road

2

##### Local network comments

A site of this size is likely to require mitigation at nearby junctions and particularly at junction 27 of the M62 and on the A62

3

##### Mitigation measures

mitigation works likely to be required to improve highway capacity

Total score

9

##### Highways site support

No

##### Contingent on other sites

sites 3000 and 3004 might give an access option but a second access would be required

##### Contingent on other sites

sites 3000 and 3004 might give an access option but a second access would be required

#### 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 Morley/Gildersome cluster.

#### Network Rail

#### Yorkshire Water

Treatment Works

Knothrop

Knothrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knothrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

#### Environment Agency

Constraints

FZ1 over 1 ha. See comments in main text of our response.

Outer South West

3064 Greystone Farm/Bungalow, Wakefield Road, Drighlington

LCC

Ecology support

Supported

Supported

Ecology boundary

Education comments

1200A+3378+3064+3000+1332+2124+3003+333+1077+1344 = 1376 houses generates 344 primary and 138 secondary children. 1-1.5FE primary school required.

Flood Risk

Flood zone 1. YW public (combined) sewer crosses part of the site.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site			
App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations			Core Strategy		
N32 Greenbelt	99.54	% 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				% overlap
N6 Playing Pitch	0.06				
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				



Other Spatial Relationship

LCC ownership %	0.01
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Nearest train station	Morley
Nearest train station distance (m)	3043.08
Nearest bus stop	7820
Nearest bus stop distance (m)	266.66

Agricultural classification	Grade 3
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

## Conclusions

### Issues and Options Summary

Green Belt site. Whilst release of the site would be of significant scale, development could effectively 'round off' the settlement, especially if combined with site 3000. A comprehensive development along with site 3000 could be considered. Highways concerns re access. The site area includes part of the Birchfield Primary School. The site boundary needs amending to exclude the school site.

### Site affects others?

### Sustainability summary

Significant negative - greenfield site. Minor negative - access to leisure, community cohesion (out of scale with settlement), and pollution. Minor positive - access to health, greenhouse emissions, flood risk and accessibility.

### Summary of reps

Majority of comments against development on site 3064 as it is a greenbelt area with no defensible boundary.

#### ANTI-DEVELOPMENT

No defensible boundary which would encourage urban sprawl.

Greenbelt site.

Local infrastructure cannot cope with the scale of development.

Site is currently in use by the community which improves the quality of life in the area.

Site is a natural valley and wildlife habitat.

Site currently in agricultural use.

There site is not easily accessible, traffic regular queues from the traffic lights at the main road intersections (M62, M621 and A650) well past East View, cars parked at Beechfield School.

METRO: 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 a concern but are flagged up nonetheless.

#### PRO-DEVELOPMENT

The site owners and the representative agents encourage development of the site as they outline that access problems can be addressed and that the site can provide an area for sustainable development in the greenbelt:

The Site is well related to the existing built-up area of Gildersome and is in a location that provides easy access to key local services including shops, banks and schools; many within Gildersome itself and others in nearby Morley.

The Site is also located in an area with a good public transport service with a bus stop around 250m from the site with services to Leeds City Centre, Huddersfield, Morley, Dewsbury and Birstall (routes 209 and 219). To explore site access in more detail we instructed PAH Highway Consultants Ltd to analyse the Site and to assess its potential for providing a safe and acceptable access. Their assessment is appended to this letter as Annex 1 and concludes that a safe and adequate access arrangement can be achieved off Bradford Road to serve residential accommodation and in doing so addresses Paragraph 34 of the NPPF.

A safe and adequate access arrangement can be achieved off Bradford Road to serve residential accommodation.

It appears to be generally accepted that to achieve the numbers of houses that the targets require, it will be inevitable that sites will be required that are located within the Green Belt. The site is enclosed siting with strong physical boundaries that would prevent further sprawl into the Green Belt. A sustainable, accessible site that fulfils best the Green Belt criteria for such sites. It is readily available and whilst obviously within the Green Belt, and therefore not as desirable as brownfield sites in terms of order of delivery, it should still be given a short term delivery phasing due to its availability and its standing as one of the very best Green Belt sites available.

### Comments on phasing

### DPP Allocation

Preferred housing allocation

### DPP Allocation Conclusion

Green Belt site. Whilst release of the site would be of significant scale, development could effectively 'round off' the settlement, especially if combined with site 3000. A comprehensive development along with site 3000 could be considered.

Outer South West

3068 Valley Road, Morley

Site Details

Easting	427577	Northing	428603	Site area ha	2.2	SP7	Major Settlement Extension
HMCA	Outer South West				Ward	Morley North	

Site Characteristics

Site type	Greenfield
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On-site land uses
-------------------

Agriculture
-------------

Neighbouring land uses
------------------------

Agriculture
-------------

Transport tracks and ways
---------------------------

Other land uses - None

Topography	Sloping	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	No

Description
-------------

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Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	No
Would development result in an isolated development?	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 does not perform an important role in safeguarding from encroachment	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?		No
Can development preserve this character?		
Character Conclusion	No effect on the setting and special character of historic features	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Small site that is isolated from urban area. Contained to south by railway but potential for further sprawl to the north. Relates poorly to settlement.
---

## Outer South West

3068 Valley Road, Morley

### SHLAA conclusions

Availability: Unknown

Suitability: LDF to determine

Achievability: Longterm (11+yrs)

### Summary of infrastructure provider comments

#### LCC Highways Comments

##### Public transport accessibility comments

All of the site within the core strategy standards for public transport and primary education, not health or secondary education

Rank (1-5)

3

##### Access comments

Landlocked - site has no access to adopted highway (track from Daisy Hill is not suitable). Relies on site 1282 for access but too much development off single access

2

##### Local network comments

Cumulative impact

3

##### 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
--------	--------------------	----------------	--------------

Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of Morley/Gildersome cluster.

#### Network Rail

Footbridge to replace nearby LC; Morley Station Improvements (including disabled access) General asset protection issues

#### Yorkshire Water

Treatment Works	Knostrop
-----------------	----------

Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

#### Environment Agency

##### Constraints

FZ1 over 1 ha. See comments in main text of our response.

#### LCC

Ecology support	Supported
-----------------	-----------

Supported

Outer South West

3068 Valley Road, Morley

Ecology boundary

Education comments

Flood Risk

Part Flood Zone 1. A large part of site shown to be at risk of flooding from watercourse, which runs along Southern boundary and adjacent to the railway line. Watercourse goes into culvert NE of the site.

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
11/00022/COND	Consent, agreement or approval required by condition 13 of Planning Application 08/06433/FU	A	91

Spatial relationships

UDP Designations		
N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Morley
Nearest train station distance (m)	788.44
Nearest bus stop	2207
Nearest bus stop distance (m)	578.52

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 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 isolated with no road access, and totally unrelated to the existing urban area. The land falls away towards the railway. Development of this site in isolation would result in an island of development surrounded by Green Belt, within the gap between the settlements of Morley and Middleton.

Site affects others?

Site would need to be accessed from a combination of 1283, 1282, 2164, and 1220

Sustainability summary

Significant negative - greenfield site. Minor negative - access to health and community cohesion (out of scale with settlement). Minor positive - flood risk.

Summary of reps

Majority of comments agree with Red allocation of the site.

METRO: 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.

One comment out of four from Persimmon Homes argues that the site should be green, despite its location in the greenbelt, it is an immediately available site which is well contained and will not encourage urban sprawl as urban sprawl in Morley will be maintained by the railway line to the east. This is a defensible boundary and will, therefore, maintain separation between Morley and Middleton.

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. The site is isolated with no road access, and totally unrelated to the existing urban area. The land falls away towards the railway. Development of this site in isolation would result in an island of development surrounded by Green Belt, within the gap between the settlements of Morley and Middleton.

Outer South West

3069 Wide Lane/Dewsbury Road, Morley

Site Details

Easting	428424	Northing	427654	Site area ha	4.7	SP7	Major Settlement Extension
HMCA	Outer South West				Ward	Morley South	

Site Characteristics

Site type	Greenfield
-----------	------------

On-site land uses
-------------------

Agriculture
-------------

Post and Telecom
------------------

Dwellings
-----------

Neighbouring land uses
------------------------

Agriculture
-------------

Transport tracks and ways
---------------------------

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description
-------------

Pylon and cable runs through the site.
--

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	Low potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	Yes
Do features provide boundaries to contain the development?	No
Coalescence Conclusion	No merging but would significantly reduce the green belt gap

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	Yes
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas (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 West

3069 Wide Lane/Dewsbury Road, Morley

### Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Isolated site set away from urban area. Contained to the east by motorway, however, development up to this point would reduce the separation between Morley and Middleton.

### SHLAA conclusions

**Availability:** Unknown

**Suitability:** LDF to determine

**Achievability:** Longterm (11+yrs)

### Summary of infrastructure provider comments

#### LCC Highways Comments

##### Public transport accessibility comments

Meets Core Strategy standards with exception of health and local services

Rank (1-5)

4

##### Access comments

Access from Wide Lane would require widening into site and the loss of all trees on boundary

4

##### Local network comments

Site may require some off-site mitigation works

4

##### Mitigation measures

Could provide access to adjacent sites

Total score

12

##### Highways site support

yes with mitigation

##### Contingent on other sites

joint approach with 1279, 1285, 3120 & 1018 (inc access). Access solution requires consideration of 1275

##### Contingent on other sites

joint approach with 1279, 1285, 3120 & 1018 (inc access). Access solution requires consideration of 1275

#### 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 Morley/Gildersome cluster.

#### Network Rail

#### Yorkshire Water

Treatment Works	Knothrop
-----------------	----------

Knothrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knothrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

#### Environment Agency

##### Constraints

FZ1 over 1 ha. See comments in main text of our response.

Outer South West

3069 Wide Lane/Dewsbury Road, Morley

LCC	
Ecology support	Supported with mitigation
Supported with mitigation to protect and enhance the wildlife corridor function of the beck along the south by providing a 20 metre buffer.	

Ecology boundary	
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Education comments	
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Flood Risk	
Largely Flood Zone 1. Southernmost tip at risk of flooding from Topcliffe Beck. There are also a couple of large public sewers crossing the site.	

Utilities	
Gas	

Electric	
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Fire and Rescue	
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Telecoms	
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Other	
English Heritage	

Natural England	
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Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
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Spatial relationships

UDP Designations		
N32 Greenbelt	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 %	5.83
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Nearest train station	Morley
Nearest train station distance (m)	1528.27
Nearest bus stop	4947
Nearest bus stop distance (m)	154.12

Agricultural classification	Grade 3
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

## Conclusions

### Issues and Options Summary

Green Belt site. This is the eastern site of three that adjoin Morley along Wide Lane, and being the furthest from the urban area release of this site alone would result in an isolated development within the Green Belt gap between Morley and Middleton.

### Site affects others?

### Sustainability summary

Significant negative - greenfield site. Minor negative - access to health, ecology mitigation and pollution. Minor positive - greenhouse emissions, flood risk, transport network and accessibility.

### Summary of reps

#### ANTI-DEVELOPMENT

The volume of traffic using Wide Lane is extremely high. Public transport (which for the area under consideration means bus service) is suffering along with all other road users from the increased volume of traffic and the condition of the road surfaces in this and the surrounding areas.

Medical services in the Morley area are already overstretched. Dental practices have no vacancies for additional patients. Morley secondary schools will be at 'full capacity' by 2016 and that does not take into account any new housing development in the area.

#### PRO-DEVELOPMENT

Persimmon Homes: Sites 1279 and 3069 are available immediately for development. We consider that development can be achieved on the sites in the short term i.e. within 5 years and leading into the medium to longer term. It is an accessible location and cannot be coded red due to the fact that it is Greenbelt. Site 3069 is well contained with established boundaries set by permanent physical infrastructure. This provides for definition, defensible and logical boundaries.

METRO: From a public transport perspective, these sites (in principle) would be acceptable for housing development. For the larger sites, site specific mitigation would be required but it is unlikely that substantial bus service provision would be required at these sites (based on the current public transport network).

Majority of comments agree with RED allocation of site 3069.

### Comments on phasing

### DPP Allocation

Not proposed as housing allocation

### DPP Allocation Conclusion

Green Belt site. This is the eastern site of three that adjoin Morley along Wide Lane, and being the furthest from the urban area release of this site alone would result in an isolated development within the Green Belt gap between Morley and Middleton.

Outer South West

3075 Whiteways, Thorpe Lane, Middleton

Site Details

Easting	429795	Northing	426857	Site area ha	6.8	SP7	Main Urban Area Extension
HMCA	Outer South West				Ward	Middleton Park	

Site Characteristics

Site type	Brownfield		
On-site land uses			
Other			
Neighbouring land uses			
Transport tracks and ways			
Agriculture			
Unmanaged Forest			
Other land uses			
Scrap Yard			
Topography	Sloping	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description	
-------------	--

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	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?	Yes
Does the site contain buildings	Yes
Are these buildings used for agricultural purposes?	No
Encroachment Conclusion	Site does not perform an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	No
Can development preserve this character?	
Character Conclusion	No effect on the setting and special character of historic features

## Outer South West

3075 Whiteways, Thorpe Lane, Middleton

### Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Existing employment site that is set to the south of the main road, a defensible boundary to the settlement pattern and development of the site would extend the existing built up area to the south..

### SHLAA conclusions

Availability: Unknown

Suitability: Unsuitable

Achievability: Longterm (11+yrs)

### Summary of infrastructure provider comments

#### LCC Highways Comments

##### Public transport accessibility comments

The site has access to 4 buses per hour. 80% of the site meets the core strategy standards for primary & secondary education, 80% primary health, 100% employment

Rank (1-5)

4

##### Access comments

Access ok from Thorpe Lane

5

##### Local network comments

Spare capacity but cumulative issues

3

##### 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
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#### Network Rail

#### Yorkshire Water

Treatment Works	Knostrap
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Knostrap High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrap High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

#### Environment Agency

##### Constraints

FZ1 over 1 ha and site is on top of an historic landfill site. See comments in main text of our response

Outer South West

3075 Whiteways, Thorpe Lane, Middleton

LCC

Ecology support

Supported with mitigation

Supported with mitigation to protect and enhance the Dolphin Beck which lies under the southern section of this site. Includes parts of the Dolphin Beck Marsh Leeds Nature Area but it is not clear from the aerial photograph how much of this site-based esignation (and UK BAP Habitat) has been destroyed by the existing land use. Exclude the line of the Dolphin Beck and a 20m habitat corridor on both sides and restore this important wildlife corridor, and link it eastwards to the woodland of Thorpe Wood. Water Voles to consider.

Ecology boundary

Education comments

Flood Risk

Largely Flood Zone 1. Parts of site adjacent to Dolphin Beck at risk of flooding.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site			
App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations		Core Strategy	
N32 Greenbelt	99.25 % overlap	Main Urban Area	0.75 % overlap
N34 PAS	0.00	Major Settlement	0.00
RL1 Rural Land	0.00	Minor Settlement	0.00
N1 Greenspace	0.00	Overlaps Urban Extension	<input checked="" type="checkbox"/>
N1A Allotments	0.00		
N5 Open Space	0.00		
N6 Playing Pitch	0.00		
N8 Urban Green Corridor	0.00		
CC Shopping Quarter	0.00		
UDP City Centre	0.00		
S2S6 Town Centre	0.00		
Proposed Local Centre	0.00		
Overlaps N37 SLA	<input type="checkbox"/>		
		Regeneration Areas	
		Inner South RA	0.00 % overlap
		LB Corridor RA	0.00
		EASEL RA	0.00
		Aire Valley RA	0.00
		West Leeds Gateway	0.00

Sch. Ancient Mon.	0.00
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Other Spatial Relationship

LCC ownership %	0.09
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Nearest train station	Morley
Nearest train station distance (m)	3093.83
Nearest bus stop	11867
Nearest bus stop distance (m)	213.38

Agricultural classification	Grade 3
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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

Green Belt site. Site is currently in use as a scrap yard. Site would require remedial work before any alternative use could be considered. In Green Belt terms the site does not relate particularly well to the existing settlement pattern and development of the site would extend the existing built up urban area to the south.

Site affects others?

No

Sustainability summary

Minor negative - employment and economic growth, ecology mitigation and pollution. Significant positive - flood risk. Minor positive - access to greenspace, brownfield site, greenhouse emissions, transport network and accessibility.

Summary of reps

PRO-DEVELOPMENT

Site ref 3075 could be considered. There have been Traveller or Gypsy families living in the area previously and this site would meet most of the requirements for such sites.

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).

Brownfield site and should be developed first.

ANTI-DEVELOPMENT

The site as it stands extends too far to the South and is not well enough connected to existing settlements. Access onto Thorpe Lane would also need to be well thought out given the bend in the road here.

NEUTRAL

Site currently a scrapyard and extends too far to the South and is not well enough connected to existing settlements. Access onto Thorpe Lane would also need to be well thought out given the bend in the road here. Further consultation with local councillors and the local community to determine if the current allocation should change. It is classed as a Green Belt site but it is a scrapyard and has the look and feel of a Brownfield site.

The REPs outline varied responses to site 3075.

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. Site is currently in use as a scrap yard. Site would require remedial work before any alternative use could be considered. In Green Belt terms the site does not relate particularly well to the existing settlement pattern and development of the site would extend the existing built up urban area to the south.

Outer South West

3077A Bulls Head Inn, Dewsbury Road

Site Details

Easting	427249	Northing	425608	Site area ha	9.4	SP7	Smaller Settlement Extension
HMCA	Outer South West				Ward	Morley South	

Site Characteristics

Site type	Greenfield
-----------	------------

On-site land uses
-------------------

Agriculture
-------------

Vacant land
-------------

Neighbouring land uses
------------------------

Agriculture
-------------

Dwellings
-----------

Other land uses - None

Topography	Sloping	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	No

Description
-------------

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Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	No
Would development result in an isolated development?	No
Is the site well connected to the built up area?	No
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	No

Unrestricted Sprawl Conclusion	High potential to lead to unrestricted sprawl
--------------------------------	---

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	Yes
Do features provide boundaries to contain the development?	No

Coalescence Conclusion	No merging 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	No
Are these buildings used for agricultural purposes?	No

Encroachment Conclusion	Site does not perform an important role in safeguarding from encroachment
-------------------------	---

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	No
Can development preserve this character?	

Character Conclusion	No effect on the setting and special character of historic features
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## Outer South West

3077A Bulls Head Inn, Dewsbury Road

### Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Site does not relate well to settlement. Potential for urban sprawl and no defensible green belt boundary.

### SHLAA conclusions

Availability: Unknown

Suitability: LDF to determine

Achievability: Longterm (11+yrs)

### Summary of infrastructure provider comments

#### LCC Highways Comments

##### Public transport accessibility comments

Meets Core Strategy standards with exception of health and local services

Rank (1-5)

4

##### Access comments

Potential access off Dewsbury Road (through adjacent part B) shared with 1135 and secondary access off Rein Road

3

##### Local network comments

A site of this size is likely to require off-site mitigation works

4

##### Mitigation measures

Same as site 3078

Total score

11

##### Highways site support

yes with mitigation

##### Contingent on other sites

combine with 3078, 1072 & 1135

##### Contingent on other sites

combine with 3078, 1072 & 1135

#### Highways Agency

##### Impact

No objection

##### Network Status

#### Network Rail

#### Yorkshire Water

##### Treatment Works

Knostrop

Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

#### Environment Agency

##### Constraints

FZ1 over 1 ha. See comments in main text of our response.

Outer South West

3077A Bulls Head Inn, Dewsbury Road

LCC

Ecology support

Supported with mitigation

Supported with mitigation to protect and enhance the wildlife corridor function of the Woodkirk Beck - including providing a 20 metre buffer both sides of the beck and creation of at least one wildlife pond to benefit Water Voles. Water Voles to consider.

Ecology boundary

Education comments

Flood Risk

Flood Zone 1. Minor watercourse located in SE corner

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site			
App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations

N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Morley
Nearest train station distance (m)	2514.04
Nearest bus stop	10657
Nearest bus stop distance (m)	269.11

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input checked="" type="checkbox"/>

## Conclusions

### Issues and Options Summary

Green Belt site. The original site has been split in two as there is a beck running down the centre acting as a natural division. Site A is set behind the neighbouring residential properties, and there are open fields beyond the site's boundary. Single access achievable from Rein Road would limit capacity to 200 dwellings.

### Site affects others?

### Sustainability summary

Significant negative - greenfield site. Minor negative - access to health and leisure, community participation, ecology mitigation and waste. Minor positive - access to schools, greenhouse emissions, flood risk and accessibility.

### Summary of reps

#### PRO-DEVELOPMENT

METRO: From a public transport perspective, these sites (in principle) would be acceptable for housing development. For the larger sites, site specific mitigation would be required but it is unlikely that substantial bus service provision would be required at these sites (based on the current public transport network).

DLP Consultants: Site has good connectivity and access to a wide range of shops, services, employment opportunities and transport infrastructure. The land also does not have any ecological, visual, or recreational value and is controlled by their client therefore, it is considered to be suitable for development. A carefully designed residential scheme would not undermine the purpose of the Green Belt and offer a significant opportunity to deliver much need housing on land which affords little value for the community at present.

#### ANTI-DEVELOPMENT

Agree with RED allocation.

Traffic congestion.

Schools are filling up at an alarming rate, health and care facilities police etc are facing more cuts in funding all putting a strain on the infrastructure.

General Infrastructure will not be able to cope with the additional developments in the area.

Comments are generally anti-development.

### Comments on phasing

### DPP Allocation

Not proposed as housing allocation

### DPP Allocation Conclusion

Green Belt site. The original site has been split in two as there is a beck running down the centre acting as a natural division. Site A is set behind the neighbouring residential properties, and there are open fields beyond the site's boundary. Single access achievable from Rein Road would limit capacity to 200 dwellings.

Outer South West

3077B Bulls Head Inn, Dewsbury Road

Site Details

Easting	427082	Northing	425364	Site area ha	4.7	SP7	Smaller Settlement Extension
HMCA	Outer South West				Ward	Morley South	

Site Characteristics

Site type	Greenfield
-----------	------------

On-site land uses
-------------------

Agriculture
-------------

Vacant land
-------------

Neighbouring land uses
------------------------

Agriculture
-------------

Mineral works and quarries
----------------------------

Outdoor sport facility
------------------------

Other land uses - None

Topography	Sloping	Landscape	Limited Tree Cover
Boundaries	Poorly defined	Road front	Yes

Description	
-------------	--

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	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	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 West

3077B Bulls Head Inn, Dewsbury Road

### Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Relates poorly to settlement, this section of the site is to the south of the beck, no defensible boundary to south which could lead to further sprawl.

### SHLAA conclusions

Availability: Unknown

Suitability: LDF to determine

Achievability: Longterm (11+yrs)

### Summary of infrastructure provider comments

#### LCC Highways Comments

##### Public transport accessibility comments

Meets Core Strategy standards with exception of health and local services

Rank (1-5)

4

##### Access comments

Potential access off Dewsbury Road shared with 1135 and secondary access off Rein Road

4

##### Local network comments

A site of this size is likely to require off-site mitigation works

4

##### Mitigation measures

Same as site 3078

Total score

12

##### Highways site support

yes with mitigation

##### Contingent on other sites

combine with 3078, 1072 & 1135

##### Contingent on other sites

combine with 3078, 1072 & 1135

#### Highways Agency

##### Impact

##### Network Status

No objection

#### Network Rail

#### Yorkshire Water

##### Treatment Works

Knostrop

Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

#### Environment Agency

##### Constraints

FZ1 over 1 ha. See comments in main text of our response.



Outer South West

3077B Bulls Head Inn, Dewsbury Road

LCC

Ecology support

Supported with mitigation

Supported with mitigation to protect and enhance the wildlife corridor function of the Woodkirk Beck - including providing a 20 metre buffer both sides of the beck and creation of at least one wildlife pond to benefit Water Voles. Water Voles to consider.

Ecology boundary

Education comments

Flood Risk

Largely Flood Zone 1. Parts of site adjacent to Woodkirk Beck at risk of flooding.

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	0.01	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Morley
Nearest train station distance (m)	2744.49
Nearest bus stop	9394
Nearest bus stop distance (m)	259.99

Agricultural classification	Non-agricultural
-----------------------------	------------------

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 checked="" type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input checked="" type="checkbox"/>

Conclusions

Issues and Options Summary

Green Belt site. The original site has been split in two as there is a beck running down the centre acting as a natural division. Site B is unrelated to the existing settlement. The site slopes steeply towards the beck making any development difficult. Development would set a precedent for further encroachment or sprawl.

Site affects others?

Sustainability summary

Significant negative - greenfield site. Minor negative - access to health and leisure, community participation, part greenfield and brownfield site, ecology mitigation and waste. Minor positive - greenhouse emissions, flood risk, transport network and acc

Summary of reps

Pro  
Suitable

Anti  
Greenbelt/ Loss of greenspace  
Poor General infrastructure  
Pressure on local services including Schools, GP/Dentists full

Coalescence. VWhile there may be need for a realistic number of houses to be built the need to keep open green buffer zones between areas should be maintained  
Traffic/Congestion - Development would put a vast unexceptable amount of traffic on to a road which is already classed as being overloaded by the highway department and would create total gridlock,the problems we have on the A650 are well documentedated

Brownfield sites first. Brownfield sites such as Tingley Mills,land at the bottom of High Street,Bridge Street, Fountain Street and the many brownfield sites in Leeds,just to name a few should be developed first

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 (Centre of site)	Buses Per Hour	Access to Primary Schools	Access to Secondary Schools	Access to Primary Health
203	4	Yes		
Yes	Yes			

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. The original site has been split in two as there is a beck running down the centre acting as a natural division. Site B is unrelated to the existing settlement. The site slopes steeply towards the beck making any development difficult. Development would set a precedent for further encroachment or sprawl.

Outer South West

3078A Upper Green Farm, Syke Road Tingley

Site Details

Easting	427453	Northing	425184	Site area ha	5.1	SP7	Smaller Settlement Extension
HMCA	Outer South West				Ward	Morley South	

Site Characteristics

Site type	Greenfield
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On-site land uses
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Agriculture
Manufacturing and Wholesale

Neighbouring land uses
------------------------

Agriculture
Dwellings

Other land uses - None

Topography	Sloping	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description
-------------

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	No
Does the site include local/national nature conservation areas (SSSIs)	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	Yes
Does the site contain buildings	Yes
Are these buildings used for agricultural purposes?	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 West

### 3078A Upper Green Farm, Syke Road Tingley

#### Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Strong links to settlement. Development would partially round off built up area, but there is no defensible boundary to the south.

#### SHLAA conclusions

**Availability:** Unknown

**Suitability:** LDF to determine

**Achievability:** Longterm (11+yrs)

#### Summary of infrastructure provider comments

##### LCC Highways Comments

###### Public transport accessibility comments

Meets Core Strategy standards with exception of health and local services

Rank (1-5)

4

###### Access comments

Access achievable from Quarry Lane to eastern part with signalised x-roads at Quarry Lane / Dewsbury Road jct to access western half, with the potential for a secondary access to Syke Road to the east

4

###### Local network comments

A site of this size is likely to require off-site mitigation works

4

###### Mitigation measures

Pedestrian crossing on Dewsbury Road, good pedestrian links in and through the site and new signalised junction

Total score

12

###### Highways site support

yes with mitigation

###### Contingent on other sites

###### Contingent on other sites

#### Highways Agency

##### Impact

##### Network Status

Likely to require significant physical mitigation

#### Network Rail

#### Yorkshire Water

##### Treatment Works

Knostrop

Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

#### Environment Agency

##### Constraints

FZ1 over 1 ha. See comments in main text of our response.

Outer South West

3078A Upper Green Farm, Syke Road Tingley

LCC

Ecology support

Supported with mitigation

Supported with mitigation to protect and enhance the wildlife corridor function of the Woodkirk Beck - including providing a 20 metre buffer both sides of the beck and creation of at least one wildlife pond to benefit Water Voles. Water Voles to consider.

Ecology boundary

Education comments

3078A+1072+3373A and C+1336+3456A+536+1143B, D and F+2155+1274+1032+1067B+1069+2128+1258+3365 = 2685 houses generates 671 primary and 268.5 secondary children. 1x2FE and 1xFE primary school required.

Flood Risk

Flood Zone 1

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site			
App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations		
N32 Greenbelt	98.43	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban 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	Morley
Nearest train station distance (m)	2975.26
Nearest bus stop	12095
Nearest bus stop distance (m)	183.98

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 3078 has been split into A and B. Site A is well related to the existing settlement and development could constitute a partial 'rounding off' of the settlement.

Site affects others?

Sustainability summary

Significant negative - greenfield site. Minor negative - access to health and leisure, community participation, ecology mitigation and waste. Minor positive - access to schools and greenspace, greenhouse emissions, flood risk, transport network and access

Summary of reps

Pro  
Close to facilities and shops  
Close to main roads  
No harm to the green belt  
Development of this site would not lead to neighbouring towns merging into one another as the site is bounded to the north and east by residential development and to the east byDewsbury Road.  
Environmental, social and economic benefits  
Available and suitable for the delivery of affordable housing

Anti  
Traffic/Access - there is insufficient road capacity and little scope for expansion for other necessary services.  
Greenbelt - expansion into the Green Belt would lead to increased urban sprawl between the various townships in the Outer South West, and lead to coalescence between communities

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 transportnetwork) 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
220	4	Yes		
Yes		Yes		

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. Site 3078 has been split into A and B. Site A is well related to the existing settlement and development could constitute a partial 'rounding off' of the settlement.



Outer South West

3078B Hey Beck Lane, Wakefield

Site Details

Easting	427195	Northing	424905	Site area ha	29.6	SP7	Smaller Settlement Extension
HMCA	Outer South West				Ward	Morley South	

Site Characteristics

Site type	Mixed
-----------	-------

On-site land uses

Agriculture
Wholesale distribution
Dwellings

Neighbouring land uses

Agriculture
Dwellings

Other land uses - None

Topography	Undulating	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description

Church / cemetery on site (listed).

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)	No
Areas of protected/unprotected woodland/trees/hedgerows?	Yes
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	Yes
Does the site contain buildings	Yes
Are these buildings used for agricultural purposes?	No
Encroachment Conclusion	Site performs an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	Yes
Can development preserve this character?	
Character Conclusion	Significant effect on the setting and special character of historic features

## Outer South West

3078B Hey Beck Lane, Wakefield

### Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Church / cemetery on site, development would impact on character of the area. Large site that relates poorly to settlement. High potential for further sprawl.

### SHLAA conclusions

Availability: Unknown

Suitability: LDF to determine

Achievability: Longterm (11+yrs)

### Summary of infrastructure provider comments

#### LCC Highways Comments

##### Public transport accessibility comments

Meets Core Strategy standards with exception of health and local services

Rank (1-5)

4

##### Access comments

Access achievable from Quarry Lane to eastern part with signalised cross roads at Quarry Lane / Dewsbury Road junction to access western half, with the potential for a secondary access to Syke Road to the east

4

##### Local network comments

A site of this size is likely to require off-site mitigation works

4

##### Mitigation measures

Pedestrian crossing on Dewsbury Road, good pedestrian links in and through the site, new signalised junction

Total score

12

##### Highways site support

yes with mitigation

##### Contingent on other sites

##### Contingent on other sites

#### Highways Agency

##### Impact

##### Network Status

Likely to require significant physical mitigation

#### Network Rail

#### Yorkshire Water

##### Treatment Works

Knothrop

Knothrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knothrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

#### Environment Agency

##### Constraints

FZ1 over 1 ha. See comments in main text of our response.

Outer South West

3078B      Hey Beck Lane, Wakefield

LCC	
Ecology support	Supported with mitigation
Supported with mitigation to protect and enhance the wildlife corridor function of the Woodkirk Beck - including providing a 20 metre buffer both sides of the beck and creation of at least one wildlife pond to benefit Water Voles. Water Voles to consider.	

Ecology boundary	

Education comments	

Flood Risk	
Largely Flood Zone 1 but parts of site adjacent to Hey Beck at risk of flooding.	

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	99.73	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.01	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	1.00	

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 %	1.42
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Nearest train station	Morley
Nearest train station distance (m)	3210.15
Nearest bus stop	7824
Nearest bus stop distance (m)	125.18

Agricultural classification	Grade 3
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input checked="" type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input 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. SHLAA 3078 has been split into A and B. Site B has poorly defined boundaries and includes roads, dwellings, a sports club and St Marys Church and cemetery. The site relates poorly to the settlement and development would result in a significant incursion into Green Belt, in the strategic gap between Leeds and Kirklees.

Site affects others?

Sustainability summary

Significant negative - greenfield site, landscape and local distinctiveness. Minor negative - access to health and leisure, community participation, community cohesion (out of scale with settlement), ecology mitigation and waste. Minor positive - access t

Summary of reps

Anti Greenbelt				
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 (Centre of site)	Buses Per Hour	Access to Primary Schools	Access to Secondary Schools	Access to
Primary Health				
220	4	Yes	Yes	Yes

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. SHLAA 3078 has been split into A and B. Site B has poorly defined boundaries and includes roads, dwellings, a sports club and St Marys Church and cemetery. The site relates poorly to the settlement and development would result in a significant incursion into Green Belt, in the strategic gap between Leeds and Kirklees.

Outer South West

3120      Dewsbury Road, Morley

Site Details

Easting	428072	Northing	427343	Site area ha	22.9	SP7	Major Settlement Extension
HMCA	Outer South West				Ward	Morley South	

Site Characteristics

Site type	Mixed
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On-site land uses

Agriculture
Storage

Neighbouring land uses

Agriculture
Dwellings

Other land uses - None

Topography	Sloping	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description

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Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	No
Would development result in an isolated development?	No
Is the site well connected to the built up area?	No
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	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?	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 West

3120 Dewsbury Road, Morley

### Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Site relates poorly to settlement. Development would reduce separation between Morley and Middleton. Road to east contains site but limited scope for further sprawl to north and south.

### SHLAA conclusions

**Availability:** Short ( $\leq 5$  yrs)

**Suitability:** LDF to determine

**Achievability:** Longterm (11+yrs)

### Summary of infrastructure provider comments

#### LCC Highways Comments

##### Public transport accessibility comments

70% of site meets Core Strategy standards except health and local services

Rank (1-5)

3

##### Access comments

Existing access is via Dewsbruy Road which isn't suitable. Further access points would rely on adjacent sites - on Wide Lane, from which the number of dwellings could be prohibitive, and Topcliffe Lane which is through an industrial estate or residential area

3

##### Local network comments

Likely to require off-site mitigation and cumulative impacts

4

##### Mitigation measures

Total score

10

##### Highways site support

yes with mitigation

##### Contingent on other sites

##### Contingent on other sites

#### Highways Agency

Impact	Minimal material impact	Network Status	No objection subject to satisfactory mitigation
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Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of Dewsbury Road cluster.

#### Network Rail

#### Yorkshire Water

Treatment Works	Knothrop
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Knothrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knothrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

#### Environment Agency

##### Constraints

FZ1 over 1 ha and site is on top of an historic landfill site. See comments in main text of our response

Outer South West

3120      Dewsbury Road, Morley

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			Core Strategy		
N32 Greenbelt	99.99	% overlap	Main Urban Area	0.00	% overlap
N34 PAS	0.01		Major Settlement	0.00	
RL1 Rural Land	0.00		Minor Settlement	0.00	
N1 Greenspace	0.00		Overlaps Urban Extension	<input checked="" type="checkbox"/>	
N1A Allotments	0.00				
N5 Open Space	0.03				
N6 Playing Pitch	0.00				
N8 Urban Green Corridor	0.00				
CC Shopping Quarter	0.00				
UDP City Centre	0.00				
S2S6 Town Centre	0.00				
Proposed Local Centre	0.00				
Overlaps N37 SLA	<input type="checkbox"/>				
Sch. Ancient Mon.	0.00				

Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	



Other Spatial Relationship

LCC ownership %	0.11
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Nearest train station	Morley
Nearest train station distance (m)	1345.05
Nearest bus stop	11872
Nearest bus stop distance (m)	361.48

Agricultural classification	Grade 3
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" 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 north western side of the site is separated from the existing residential area by a steep cutting with a small beck flowing through. The eastern side of the site is dominated by employment uses. The north eastern boundary is tree lined. Development would represent a significant incursion into Green Belt and set a precedent for further sprawl and pressure for release of adjacent sites to the southwest.

Site affects others?

Sustainability summary

Significant negative - greenfield site. Minor negative - access to health. Minor positive - access to greenspace, and flood risk.

Summary of reps

Anti Greenbelt Brownfield sites first				
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 (Centre of site) Primary Health	Buses Per Hour	Access to Primary Schools	Access to Secondary Schools	Access to
Yes	369	4	Yes	Yes

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. The north western side of the site is separated from the existing residential area by a steep cutting with a small beck flowing through. The eastern side of the site is dominated by employment uses. The north eastern boundary is tree lined. Development would represent a significant incursion into Green Belt and set a precedent for further sprawl and pressure for release of adjacent sites to the southwest.

## Outer South West

**3161**      **Acre Mount, Middleton**

### Site Details

Easting	430529	Northing	427672	Site area ha	2.2	SP7	Main Urban Area Infill
HMCA	Outer South West				Ward	Middleton Park	

### Site Characteristics

Site type	Brownfield
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description	
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### Greenbelt Assessment - Not Required

#### 1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

#### 2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

#### 3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

#### 4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

**Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence**

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SHLAA conclusions

Availability: Short (early)                      Suitability: Suitable                      Achievability: Short (=<5yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
4 buses per hour, 100% primary & secondary education, 100% primary health, 20% employment	4
Access comments	
Access ok from Thorpe Road	5
Local network comments	
spare capacity	5
Mitigation measures	Total score
	14
Highways site support	
yes	
Contingent on other sites	
Contingent on other sites	

Highways Agency

Impact	No material impact	Network Status	No objection

Network Rail

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Yorkshire Water

Treatment Works

Environment Agency

Constraints

LCC

Ecology support	Supported
Supported	

Ecology boundary

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Education comments

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Outer South West

3161      Acre Mount, Middleton

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
13/03678/EXT	Extension of time period for planning permission 10/02223/LA Outline application for the residential development comprising C3 (residential units) and C2 (residential institutions) for persons over 55		100
10/02223/LA	Outline application for the residential development comprising C3 (residential units) and C2 (residential institutions) for persons over 55	A	100

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	94.80
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Nearest train station	Morley
Nearest train station distance (m)	3591.21
Nearest bus stop	3448
Nearest bus stop distance (m)	124.12

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation  
Identified housing site

DPP Allocation Conclusion  
Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted

Outer South West

3185 Beech Works, Worrall Street, Morley

Site Details

Easting	425802	Northing	427362	Site area ha	0.3	SP7	Major Settlement Infill
HMCA	Outer South West				Ward	Morley South	

Site Characteristics

Site type	Brownfield
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description	
-------------	--

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/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 West****3185**      **Beech Works, Worrall Street, Morley****SHLAA conclusions****Availability:** Short (=<5 yrs)**Suitability:** Suitable**Achievability:** Short (=<5yrs)**Summary of infrastructure provider comments****Highways Agency**

Impact		Network Status	

**Network Rail**

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**Yorkshire Water**

Treatment Works	

**Environment Agency**

Constraints	

**LCC**

Ecology support	

**Ecology boundary**

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**Education comments**

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**Flood Risk**

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**Utilities**

Gas	

**Electric**

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**Fire and Rescue**

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**Telecoms**

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**Other**

English Heritage	

**Natural England**

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**Planning History**   Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
11/02877/COND	Consent, agreement or approval required by conditions 3, 4, 7, 9, 10, 11, 12, 13, 14 and 17 of Planning Application 09/05256/FU	A	100

Outer South West

3185 Beech Works, Worrall Street, Morley

09/05256/FU	6 four bedroom houses and 5 three bedroom houses in 2 blocks with car parking	A	100
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Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	1.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Morley
Nearest train station distance (m)	1381.02
Nearest bus stop	10044
Nearest bus stop distance (m)	159.12

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation  
Identified housing site

DPP Allocation Conclusion  
Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted

Outer South West

3188 Corporation Street, Morley

Site Details

Easting	426127	Northing	427564	Site area ha	0.4	SP7	Major Settlement Infill
HMCA	Outer South West				Ward	Morley South	

Site Characteristics

Site type	Brownfield
-----------	------------

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

**Outer South West****3188 Corporation Street, Morley****SHLAA conclusions****Availability:** Short (=<5 yrs)**Suitability:** Suitable**Achievability:** Short (=<5yrs)**Summary of infrastructure provider comments****Highways Agency**

Impact		Network Status	

**Network Rail**

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**Yorkshire Water**

Treatment Works	

**Environment Agency**

Constraints	

**LCC**

Ecology support	

**Ecology boundary**

--

**Education comments**

--

**Flood Risk**

--

**Utilities**

Gas	

**Electric**

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**Fire and Rescue**

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**Telecoms**

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**Other**

English Heritage	

**Natural England**

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**Planning History** Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
10/02725/COND	Consent, agreement or approval required by condition 13 of Planning Application 09/01335/FU	A	100

3188 Corporation Street, Morley

09/01335/FU	Laying out of access and erection of 2 storey block of 22 two bedroom flats	A	100
10/01227/COND	Consent, agreement or approval required by conditions 2, 3, 4, 5, 8, 11, 12 and 14 of Planning Application 09/01335/FU	A	100

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	1.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	99.98
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Nearest train station	Morley
Nearest train station distance (m)	998.05
Nearest bus stop	4682
Nearest bus stop distance (m)	169.86

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation  
Identified housing site

DPP Allocation Conclusion  
Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted

Site Details

Easting	426651	Northing	426912	Site area ha	0.3	SP7	Major Settlement Infill
HMCA	Outer South West				Ward	Morley South	

Site Characteristics

Site type	Brownfield
On-site land uses	
Vacant land	
Neighbouring land uses	
Dwellings	
Residential institution	

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

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## Outer South West

3189 Bridge Street, Morley

### SHLAA conclusions

Availability: Short (early)

Suitability: Suitable

Achievability: Short (=<5yrs)

### Summary of infrastructure provider comments

#### LCC Highways Comments

Public transport accessibility comments

Good accessibility

Rank (1-5)

5

Access comments

Access from Bridge Street should be achievable

5

Local network comments

Spare capacity but cumulative issues

4

Mitigation measures

Total score

14

Highways site support

yes

Contingent on other sites

Contingent on other sites

#### Highways Agency

Impact	No material impact	Network Status	No objection
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#### Network Rail

#### Yorkshire Water

Treatment Works	Knostrop
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Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

#### Environment Agency

Constraints

FZ1 under 1 ha. See comments in main text of our response.

#### LCC

Ecology support	Supported
-----------------	-----------

Supported

Outer South West

3189 Bridge Street, Morley

Ecology boundary

Education comments

Flood Risk

Flood Zone 1. A small dia. public (combined) sewer crosses the site.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
14/04923/FU	Detached bungalow on vacant land	A	100

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.01	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	1.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Morley
Nearest train station distance (m)	1234.73
Nearest bus stop	7351
Nearest bus stop distance (m)	51.61

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Former school site in residential area with expired planning permission for housing development. Residential development therefore considered acceptable in principle.

Site affects others?

Sustainability summary

Significant positive - brownfield site, greenhouse emissions, flood risk and accessibility. Minor positive - access to schools, health, leisure and greenspace, community participation and transport network.

Summary of reps

Pro  
Suitable and available for housing growth

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 (Centre of site)	Buses Per Hour	Access to Primary Schools	Access to Secondary Schools	Access to Primary Health
123	4	Yes		
Yes	Yes			

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Former school site in residential area with expired planning permission for housing development. Residential development therefore considered acceptable in principle.

Site Details

Easting	427665	Northing	430235	Site area ha	0.3	SP7	Main Urban Area Infill
HMCA	Outer South West				Ward	Beeston and Holbeck	

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/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 West****3199**      **Cottingley Gate, LS11****SHLAA conclusions****Availability:** Short (=<5 yrs)**Suitability:** Suitable**Achievability:** Short (=<5yrs)**Summary of infrastructure provider comments****Highways Agency**

Impact		Network Status	

**Network Rail**

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**Yorkshire Water**

Treatment Works	

**Environment Agency**

Constraints	

**LCC**

Ecology support	

**Ecology boundary**

--

**Education comments**

--

**Flood Risk**

--

**Utilities**

Gas	

**Electric**

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**Fire and Rescue**

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**Telecoms**

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**Other**

English Heritage	

**Natural England**

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**Planning History**   Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
11/02106/COND	Consent, agreement or approval required by conditions 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 and 20 of Planning Application 21/359/05/OT	<b>A</b>	100

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	2.94	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	100.00
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Nearest train station	Cottingley
Nearest train station distance (m)	325.60
Nearest bus stop	7164
Nearest bus stop distance (m)	174.85

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation  
Identified housing site

DPP Allocation Conclusion  
Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted



Outer South West

3212 Common Lane, East Ardsley

Site Details

Easting	430277	Northing	426269	Site area ha	0.3	SP7	Smaller Settlement Infill
HMCA	Outer South West				Ward	Ardsley and Robin Hood	

Site Characteristics

Site type	Brownfield
-----------	------------

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description	
-------------	--

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 West****3212**      **Common Lane, East Ardsley****SHLAA conclusions****Availability:** Short (=<5 yrs)**Suitability:** Suitable**Achievability:** Short (=<5yrs)**Summary of infrastructure provider comments****Highways Agency**

Impact		Network Status	

**Network Rail**

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**Yorkshire Water**

Treatment Works	

**Environment Agency**

Constraints	

**LCC**

Ecology support	

**Ecology boundary**

--

**Education comments**

--

**Flood Risk**

--

**Utilities**

Gas	

**Electric**

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**Fire and Rescue**

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**Telecoms**

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**Other**

English Heritage	

**Natural England**

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**Planning History**   Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
10/01592/EXT	Extension of Time Period for Planning application 07/04503/FU (Laying out of access and erection of 14 houses with landscaping)	A	90

Outer South West

3212 Common Lane, East Ardsley

11/9/00184/MOD	Extension of Time Period for Planning application 07/04503/FU (Laying out of access and erection of 14 houses with landscaping)NON MATERIAL AMENDMENT TO 10/01592/EXT : Rear Garden / Boundary Works to Plots 2, 4 & 6	M04	90
11/9/00090/MOD	Extension of Time Period for Planning application 07/04503/FU (Laying out of access and erection of 14 houses with landscaping)NON-MATERIAL AMENDMENT TO 10/01592/EXT: Alterations to fenestration and elevations; relocation of entrance doors to plots 5 & 6; increase to height of plots 1, 2, 3, 8, 9, 10, 11 & 12 and addition of rooflights to provide accommodation in roofspace	M01	90
11/01417/COND	Consent, agreement or approval required by conditions 3, 4, 8, 13, 14, 15, 16 and 17 of Planning Application 10/01592/EXT	SPL	90
11/03531/COND	Consent, agreement or approval required by condition 18 of Planning Application 10/01592/EXT	R	90

Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	0.00	% overlap
Major Settlement	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	Morley
Nearest train station distance (m)	3787.34
Nearest bus stop	5855
Nearest bus stop distance (m)	65.83
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

Site Details

Easting	427894	Northing	424535	Site area ha	0.3	SP7	Smaller Settlement Infill
HMCA	Outer South West				Ward	Ardsley and Robin Hood	

Site Characteristics

Site type	Brownfield
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/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 West

3214 Batley Road, W Ardsley

### SHLAA conclusions

Availability: Short (=<5 yrs)

Suitability: Suitable

Achievability: Short (=<5yrs)

### Summary of infrastructure provider comments

#### Highways Agency

Impact		Network Status	

#### Network Rail

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#### Yorkshire Water

Treatment Works	

#### Environment Agency

Constraints	

#### LCC

Ecology support	

#### Ecology boundary

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#### Education comments

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#### Flood Risk

--

#### Utilities

Gas	

#### Electric

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#### Fire and Rescue

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#### Telecoms

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#### Other

English Heritage	

#### Natural England

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### Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
11/02535/COND	Consent, agreement or approval required by conditions 3, 6, 7, 8, 9, 10, 11, 14, 16, 17, 18, 19 and 20 of Planning Application 10/05628/FU	SPL	99

11/9/00266/MOD	New access and erection of five 5 bedroom detached houses with integral, attached and detached garages to vacant land NON MATERIAL AMENDMENT to 10/05628/FU: Alteration to road layout	M01	99
10/05628/FU	New access and erection of five 5 bedroom detached houses with integral, attached and detached garages to vacant land	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 %	0.00
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Nearest train station	Morley
Nearest train station distance (m)	3690.60
Nearest bus stop	4890
Nearest bus stop distance (m)	60.72

Agricultural classification	Grade 3
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>



Conclusions

Issues and Options Summary

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

Site Details

Easting	422918	Northing	428627	Site area ha	0.3	SP7	Smaller Settlement Infill
HMCA	Outer South West				Ward	Morley North	

Site Characteristics

Site type	Brownfield
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

SHLAA conclusions

Availability: Short (=<5 yrs) Suitability: Suitable Achievability: Short (=<5yrs)

Summary of infrastructure provider comments

Highways Agency	
Impact	Network Status

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	

Ecology boundary	

Education comments	

Flood Risk	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
English Heritage	

Natural England	

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site

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	Morley
Nearest train station distance (m)	4080.24
Nearest bus stop	2424
Nearest bus stop distance (m)	87.67
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 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  
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 West

3218 18 Bradford Road, Gildersome

Site Details

Easting	424004	Northing	428271	Site area ha	0.3	SP7	Smaller Settlement Infill
HMCA	Outer South West				Ward	Morley North	

Site Characteristics

Site type	Brownfield
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

SHLAA conclusions

Availability: Short (= <5 yrs) Suitability: Suitable Achievability: Short (= <5yrs)

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Ecology boundary

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Education comments

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Flood Risk

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Utilities

Gas	

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage	

Natural England

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Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number Proposal Decision % of site

Spatial relationships

UDP Designations

N32 Greenbelt	0.01	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	1.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Morley
Nearest train station distance (m)	2964.71
Nearest bus stop	13819
Nearest bus stop distance (m)	258.55

Agricultural classification	Grade 3
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>



Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

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 West

3222 Blackgates, Bradford Road, Tingley

Site Details

Easting	428481	Northing	426036	Site area ha	0.3	SP7	Smaller Settlement Infill
HMCA	Outer South West				Ward	Ardsley and Robin Hood	

Site Characteristics

Site type	Brownfield
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

**Outer South West****3222**      **Blackgates, Bradford Road, Tingley****SHLAA conclusions****Availability:** Short (=<5 yrs)**Suitability:** Suitable**Achievability:** Short (=<5yrs)**Summary of infrastructure provider comments****Highways Agency**

Impact		Network Status	

**Network Rail**

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**Yorkshire Water**

Treatment Works	

**Environment Agency**

Constraints	

**LCC**

Ecology support	

**Ecology boundary**

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**Education comments**

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**Flood Risk**

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**Utilities**

Gas	

**Electric**

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**Fire and Rescue**

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**Telecoms**

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**Other**

English Heritage	

**Natural England**

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**Planning History**    Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
10/00256/COND	Consent, agreement or approval required by conditions 2 and 4 of Planning Application 08/06657/FU	A	51

09/02678/FU	Substitution of semi-detached dwellings plots 7 and 8 and with 1 detached 6 bedroom house	A	51
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Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	1.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Morley
Nearest train station distance (m)	2566.31
Nearest bus stop	10891
Nearest bus stop distance (m)	52.18

Agricultural classification	Grade 3
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" 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 West

3224 Hilltop Gar, Victoria Road, Churwell

Site Details

Easting	426065	Northing	428291	Site area ha	0.3	SP7	Major Settlement Infill
HMCA	Outer South West				Ward	Morley North	

Site Characteristics

Site type	Brownfield
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

SHLAA conclusions

Availability: Short (=<5 yrs) Suitability: Suitable Achievability: Short (=<5yrs)

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

--

Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Ecology boundary

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Education comments

--

Flood Risk

--

Utilities

Gas	

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage	

Natural England

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Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
09/9/00081/MOD	Erection of 13 four bedroom terrace houses with integral garagesNON MATERIAL AMENDMENT: Reduction of car parking by one space and associated landscaping	M01	98

09/9/00178/MOD	Erection of 13 four bedroom terrace houses with integral garagesNON MATERIAL AMENDMENT: Change of materials from stone to brick on boundary wall to Victoria Road	M04	98
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Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	1.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	0.22
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Nearest train station	Morley
Nearest train station distance (m)	918.47
Nearest bus stop	2671
Nearest bus stop distance (m)	30.04

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>
Overlaps Listed Building	<input checked="" type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>



Conclusions

Issues and Options Summary

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 West

### 3311 Land at off Gascoigne Road

#### Site Details

Easting	431515	Northing	426244	Site area ha	7.3	SP7	Other Rural Extension
HMCA	Outer South West				Ward	Ardsley and Robin Hood	

#### Site Characteristics

Site type	Greenfield
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description	
-------------	--

#### Greenbelt Assessment

##### 1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

##### 2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

##### 3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

##### 4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

**Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence**

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SHLAA conclusions

Availability: Short (= <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	99.92	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Morley
Nearest train station distance (m)	4916.99
Nearest bus stop	2173
Nearest bus stop distance (m)	243.47

Agricultural classification	Grade 2
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input 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

For Development  
The site could form a potential extension with Gascoigne Road forming a natural boundary for the settlement.  
It is not clear why other sites are preferred to 3311.  
The development of this site would add to the current infrastructure reducing the settlements reliance on the surrounding villages and facility a more sustainable community.

Against Development

Statutory

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

not within settlement hierarchy

Outer South West

3313 Batley Road

Site Details

Easting	429457	Northing	423278	Site area ha	5.7	SP7	Other
HMCA	Outer South West				Ward	Ardsley and Robin Hood	

Site Characteristics

Site type	Greenfield
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description	
-------------	--

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

SHLAA conclusions

Availability: Short (= <5 yrs) Suitability: LDF to determine Achievability: Longterm (11+yrs)

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works	
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Environment Agency

Constraints			

LCC

Ecology support	
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Ecology boundary

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Education comments

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Flood Risk

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Utilities

Gas			

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage			

Natural England

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Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number Proposal Decision % of site


Spatial relationships

UDP Designations

N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input checked="" type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Morley
Nearest train station distance (m)	5433.94
Nearest bus stop	14324
Nearest bus stop distance (m)	166.37

Agricultural classification	Grade 3
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>



Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation  
Not proposed as housing allocation

DPP Allocation Conclusion  
not within settlement hierarchy

Outer South West

3320 Land off Middleton Lane, LS10 4GY

Site Details

Easting	431484	Northing	427299	Site area ha	27.8	SP7	Main Urban Area Extension
HMCA	Outer South West				Ward	Ardsley and Robin Hood	

Site Characteristics

Site type	Greenfield
-----------	------------

On-site land uses

Agriculture
Unmanaged Forest

Neighbouring land uses

Agriculture
Unmanaged Forest

Other land uses - None

Topography	Flat	Landscape	Significant Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description

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Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	No
Would development result in an isolated development?	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?	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 West

3320 Land off Middleton Lane, LS10 4GY

### Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Large site that relates poorly to settlement. Contained to the north by trees but would reduce separation between settlement and Middleton, potential for additional sprawl to east and west.

### SHLAA conclusions

**Availability:** Short ( $\leq 5$  yrs)

**Suitability:** LDF to determine

**Achievability:** Longterm (11+ yrs)

### Summary of infrastructure provider comments

#### LCC Highways Comments

##### Public transport accessibility comments

Rank (1-5)

Public Transport not in line with Core Strategy standards and has a lack in local services

2

##### Access comments

Access from Middleton Lane

5

##### Local network comments

Spare capacity but cumulative issues

4

##### Mitigation measures

Total score

11

##### Highways site support

No

##### Contingent on other sites

##### Contingent on other sites

#### Highways Agency

Impact		Network Status	Likely to require significant physical mitigation
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#### Network Rail

#### Yorkshire Water

Treatment Works	Caldervale
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There is limited capacity at Caldervale for new development. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

#### Environment Agency

##### Constraints

FZ1 over 1 ha. See comments in main text of our response.

Outer South West

3320 Land off Middleton Lane, LS10 4GY

LCC	
Ecology support	Supported with mitigation
Supported with mitigation to protect and enhance the wildlife corridor function of the Woodkirk Beck - including providing a 20 metre buffer both sides of the beck and creation of at least one wildlife pond to benefit Water Voles. Water Voles to consider.	
Ecology boundary	
Supported with mitigation if Red hatched areas are excluded and the boundary is amended as per Drawing RM/3320. Mitigation will still be required to protect and enhance the boundaries adjacent to all woodland - providing a minimum 20 metre buffer to be planted with native shrubs and small trees. The woodland areas should not be broken up by roads or other development (any existing gaps should be planted up to provide a coherent ecological network rather than used for access). A minimum 20 metre buffer should also be provided along the Throstle Carr Beck which runs along the northern 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
------------------	---------------

3320 Land off Middleton Lane, LS10 4GY

N32 Greenbelt	99.99	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input 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
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Nearest train station	Morley
Nearest train station distance (m)	4590.54
Nearest bus stop	2849
Nearest bus stop distance (m)	463.33

Agricultural classification	Grade 2
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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

Green Belt site. The site is unrelated to the settlement. Development would represent a significant incursion into Green Belt of a scale out of keeping with Thorpe on the Hill to the south, and would set a precedent for further unrestricted sprawl.

### Site affects others?

### Sustainability summary

Significant negative - community cohesion (significantly out of scale with settlement), greenfield site and ecology objection. Minor negative - access to schools, health and leisure, community participation, greenhouse emissions, transport network and acc

### Summary of reps

#### Pro Development

Could be included as amber

Green belt it is adjacent to existing built developments on the edge of Middleton

Phasing - Medium to long term. Better classified as amber. Stand alone site that can be developed without risk of coalescence.

Relates well to settlement pattern and not as drawn an isolated allocation for which see plan to be annexed

#### Anti Development

Retain distance between settlements.

Agree with red allocation.

#### 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. We agree that these sites would not be suitable for housing development.

### Comments on phasing

### DPP Allocation

Not proposed as housing allocation

### DPP Allocation Conclusion

Green Belt site. The site is unrelated to the settlement. Development would represent a significant incursion into Green Belt of a scale out of keeping with Thorpe on the Hill to the south, and would set a precedent for further unrestricted sprawl.

Outer South West

3350 309 Leeds Road Lofthouse

Site Details

Easting	432989	Northing	426459	Site area ha	0.3	SP7	Smaller Settlement Infill
HMCA	Outer South West				Ward	Ardsley and Robin Hood	

Site Characteristics

Site type	Greenfield
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description	
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Greenbelt Assessment - 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 West****3350      309 Leeds Road Lofthouse****SHLAA conclusions****Availability:** Short (=<5 yrs)**Suitability:** Suitable**Achievability:** Short (=<5yrs)**Summary of infrastructure provider comments****Highways Agency**

Impact		Network Status	

**Network Rail**

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**Yorkshire Water**

Treatment Works	

**Environment Agency**

Constraints	

**LCC**

Ecology support	

**Ecology boundary**

--

**Education comments**

--

**Flood Risk**

--

**Utilities**

Gas	

**Electric**

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**Fire and Rescue**

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**Telecoms**

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**Other**

English Heritage	

**Natural England**

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**Planning History** Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
09/03575/OT	Outline Application for the erection of 5 four bedroom detached houses with integral garages to garden site	<b>W</b>	100



Outer South West

3350309 Leeds Road Lofthouse

14/00924/COND	Consent, agreement or approval required by condition 4 of Planning Application 13/03337/FU		96
14/01006/COND	Consent, agreement or approval required by conditions 1, 2, 6, 7,		96
14/00923/COND	Consent, agreement or approval required by conditions 3, 4, 7, 14, 15, 16, 17, 21 and 23 of Planning Application 12/02655/FU	INT	96
13/9/00139/MOD	5 detached houses NON MATERIAL AMENDMENT to 12/02655/FU: Slight adjustment to position of garages and associates driveways to plot 3 and 4	M01	96
12/02655/FU	5 detached houses	A	96
12/05243/COND	Consent, agreement or approval required by conditions 3, 5, 11, 13 and 20 of Planning Application 12/02655/FU	A	96
10/05203/OT	Outline Application for the erection of 5 four bedroom detached houses with integral garages to garden site	A	100
13/03337/FU	Revised design to plot 5 of planning permission 12/02655/FU (5 detached houses)	A	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	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 %	2.21
Nearest train station	Woodlesford
Nearest train station distance (m)	4640.64
Nearest bus stop	6122
Nearest bus stop distance (m)	49.11
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 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

For Development

Against Development

Statutory

The site falls within 400m of the current core bus network and is supported for housing growth.  
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 West

3365 Westerton Road, Tingley, Leeds

Site Details

Easting	429347	Northing	425446	Site area ha	3.7	SP7	Smaller Settlement Extension
HMCA	Outer South West				Ward	Ardsley and Robin Hood	

Site Characteristics

Site type	Greenfield
On-site land uses	
Agriculture	
Neighbouring land uses	
Agriculture	
Dwellings	
Vacant building	

Other land uses - None

Topography	Sloping	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description	
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Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	No
Would development result in an isolated development?	No
Is the site well connected to the built up area?	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 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 West

3365 Westerton Road, Tingley, Leeds

### Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Strong links to settlement. Site is 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

Rank (1-5)

2/3buses per hour, 100% primary & secondary education, 100% primary health

4

Access comments

Access from Westerton Road looks ok

5

Local network comments

spare capacity but cumulative issues

4

Mitigation measures

new footway along site frontage

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
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Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of Morley/Gildersome/Ardsley cluster.

#### Network Rail

#### Yorkshire Water

Treatment Works	Knostrop
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Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

#### Environment Agency

Constraints
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FZ1 over 1 ha. See comments in main text of our response.

Outer South West

3365 Westerton Road, Tingley, Leeds

LCC

Ecology supportSupported with mitigation

Supported with mitigation to protect and enhance the woodland at the south-western tip of this proposed allocation (which is adjacent to Ardsley Reservoir LNA - an open water area valuable for passage and wintering birds) by providing a minimum 20 metre buffer of native shrubs and small trees. Landscaping within the site should include mainly native trees to increase feeding and breeding opportunities for birds.

Ecology boundary

Education comments

3078A+1072+3373A and C+1336+3456A+536+1143B, D and F+2155+1274+1032+1067B+1069+2128+1258+3365 = 2685 houses generates 671 primary and 268.5 secondary children. 1x2FE and 1xFE primary school required.

Flood Risk

Flood Zone 1. Watercourse and pond located in SW corner of site. Potential for surface water flooding indicated.

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"/>	

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
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Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Morley
Nearest train station distance (m)	3571.16
Nearest bus stop	4864
Nearest bus stop distance (m)	131.67

Agricultural classification	Grade 3b
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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

Green Belt site. The site has a long road frontage within established residential area, so relates well to the existing settlement and development would not set a precedent for further sprawl. Southern area of the site is bounded by tree line.

Site affects others?

Site development would not be dependant on neighbouring sites, but development alongside site 2105 would allow for shared delivery of services and utilities

Sustainability summary

Significant negative - greenfield site. Minor negative - access to leisure, community participation and ecology mitigation. Minor positive - access to schools, health and greenspace, greenhouse emissions, flood risk and accessibility.

Summary of reps

For Development

Elderley housing would perhaps not lead to a dramatic increase in traffic as some other schemes would.  
Consideration would need to be given to provision of care services in the area, as elderly people may place more demands on these.  
There are no insurmountable physical problems of limitations and as such the site is considered to be suitable for housing. It is considered that 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.

Against Development

Last open view in West Ardsley / Tingley  
Traffic problems would be made worse as Westerton Road narrows considerably near these sites before the traffic lights onto A650.  
There are not any play areas for children, your own survey records this failing.  
All the roads in the area are in a bad state of repair, I have lived here for 28 years and Haigh Moor Road has never been resurfaced despite 3 new housing estates accessing it.  
No justification has been given as to why there is such a concentration here, nor any evidence of local need.  
There are already two new developments been built on Westerton Road and a further 83 houses will create a lot of traffic onto Westerton Road and surrounding roads which are already very busy.  
Our road network was not built to support the existing volume of traffic, we do not have the infrastructure to support development of this scale, our public transport links are very poor with only one bus an hour into Leeds, the only viable means of transportation is by car which will have a cumulative impact on the A650 and A653 which are already congested.  
New developments would not enhance or improve any part of the area only place more stress on existing infrastructure.  
Site is too large and sprawling.  
The site would be unsustainable in this location because of pressure on existing amenities (schools and GPs especially.)  
Disagree with Council's green assessment, think the site should be red

Statutory

The site falls outside 400m of the current core bus network.  
Consideration needs to be given to if these sites would be able to meet the LDF public transport accessibility requirements should housing be brought forward.

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

Green Belt site. The site has a long road frontage within established residential area, so relates well to the existing settlement and development would not set a precedent for further sprawl. Southern area of the site is bounded by tree line.



Outer South West

3372 Baghill Road, West Ardsley, Morley

Site Details

Easting	427769	Northing	424964	Site area ha	1.3	SP7	Smaller Settlement Infill
HMCA	Outer South West				Ward	Ardsley and Robin Hood	

Site Characteristics

Site type	Greenfield
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On-site land uses
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Agriculture
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Neighbouring land uses
------------------------

Agriculture
-------------

Dwellings
-----------

Other land uses - None

Topography	Sloping	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

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## Outer South West

3372 Baghill Road, West Ardsley, Morley

### SHLAA conclusions

Availability: Short (= <5 yrs)

Suitability: Suitable

Achievability: Longterm (11+yrs)

### Summary of infrastructure provider comments

#### LCC Highways Comments

##### Public transport accessibility comments

The site lies within the accessibility zone for to 2 buses per hour and 100% of the site lies meets the core strategy standards for primary & secondary education and primary health.

Rank (1-5)

3

##### Access comments

Access should be achievable from Baghill Road

5

##### Local network comments

Spare capacity but cumulative issues

4

##### Mitigation measures

Total score

12

##### Highways site support

yes

##### Contingent on other sites

##### Contingent on other sites

#### Highways Agency

Impact	No material impact	Network Status	No objection
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Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of Morley/Gildersome/Ardsley cluster.

#### Network Rail

#### Yorkshire Water

Treatment Works	Caldervale
-----------------	------------

There is limited capacity at Caldervale for new development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

#### Environment Agency

##### Constraints

FZ1 over 1 ha. See comments in main text of our response.

#### LCC

Ecology support	Supported
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Supported

Outer South West

3372 Baghill Road, West Ardsley, Morley

Ecology boundary

Education comments

Flood Risk

Flood Zone 1. Small dia surface water sewer located inside Southern boundary.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
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Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	1.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Morley
Nearest train station distance (m)	3243.61
Nearest bus stop	13897
Nearest bus stop distance (m)	79.44

Agricultural classification	Grade 3
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input 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 N11 - open land on the existing UDP, not within the Green Belt. Whilst in considering the UDP, the Inspector conceded that development of some of the N11 land for housing could not be ruled out, the importance of open views across the site was emphasised. This site is on the brow of a hill which provides views across and into the site. Development would affect the open character of this part of the wider UDP designation.

Site affects others?

Sustainability summary

Significant negative - greenfield site. Minor positive - access to schools, leisure and greenspace, and flood risk.

Summary of reps

For Development

Against Development

There are not any play areas for children, your own survey records this failing.  
Ardsley is quite definitely being asked to provide the lion's share of new housing without any benefit, it has poor services and has become a dormitory area of Leeds.  
- I support the Red designation of this site for the reasons set out in the consultation document.  
Agree with red allocation

Statutory

Site 3372 is not considered suitable for allocation for housing' as it 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

Designated as N11 - open land on the existing UDP, not within the Green Belt. Whilst in considering the UDP, the Inspector conceded that development of some of the N11 land for housing could not be ruled out, the importance of open views across the site was emphasised. This site is on the brow of a hill which provides views across and into the site. Development would affect the open character of this part of the wider UDP designation.

Outer South West

3373A Haigh Wood, Ardsley

Site Details

Easting	428063	Northing	425192	Site area ha	4.8	SP7	Smaller Settlement Infill
HMCA	Outer South West				Ward	Ardsley and Robin Hood	

Site Characteristics

Site type	Greenfield
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On-site land uses

Agriculture
Unmanaged Forest
Vacant land

Neighbouring land uses

Agriculture
Dwellings

Other land uses - None

Topography	Undulating	Landscape	Limited Tree Cover
Boundaries	Poorly defined	Road front	No

Description

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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

## Outer South West

3373A Haigh Wood, Ardsley

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

#### LCC Highways Comments

##### Public transport accessibility comments

The site lies within the accessibility standards for 2/3 buses per hour, primary and secondary education and primary health

Rank (1-5)

3

##### Access comments

Limited site frontages, could access from Upper Green Drive or Avenue - given shape of site a secondary pedestrian / cycle access would be required

4

##### Local network comments

##### Cumulative issues

3

##### Mitigation measures

Total score

10

##### Highways site support

yes with mitigation

##### Contingent on other sites

##### Contingent on other sites

#### Highways Agency

##### Impact

##### Network Status

Comment awaited

#### Network Rail

#### Yorkshire Water

##### Treatment Works

Caldervale

There is limited capacity at Caldervale for new development. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

#### Environment Agency

##### Constraints

FZ1 over 1 ha. See comments in main text of our response.

3373A Haigh Wood, Ardsley

LCC	
Ecology support	Not supported
Not supported (RED). This site includes HaighWood and Baghill Beck Local Nature Area which fall under UK Biological Action Plan priority habitats - a mixture of woodland, scrub and grassland habitats alongside Baghill Beck. There are a number of wide hedgerow/woodland belts throughout the site that provide a valuable habitat. Water vole has been recorded on the Hey Beck. The Baghill Beck flows into this water course and could support this species. Bats to consider.	

Ecology boundary	
Supported with mitigation if Red hatched areas are excluded and the boundary is ammended as per Drawing RM/3373. This will result in an allocation that is separated to the west and east of Baghill Beck - there should not be a connecting road that goes through or over the beck and its associated grassland/scrub/woodland as this would fragment this habitat. Mitigation will be required to protect and enhance the boundary with Haigh Wood, adjacent scrub and grasslands and Baghill Beck by providing a 20 metre buffer with native shrub and small tree planting. Adjacent to the beck (in the 20 metre buffer) there should be flood water attenuation ponds designed to retain a minimum of 500mm of water for Water Vole enhancement linked to the beck corridor. There are also a number of species-rich hedgerows (UK BAP Priority habitat) and woodland/tree belts within the site and along boundaries which should be protected and enhanced to improve their connectivity across the site by providing a 20m wide buffer planted with locally native trees and shrubs. Bats to consider.	

Education comments	
3078A+1072+3373A and C+1336+3456A+536+1143B, D and F+2155+1274+1032+1067B+1069+2128 +1258+3365 = 2685 houses generates 671 primary and 268.5 secondary children. 1x2FE and 1xFE primary school required.	

Flood Risk	
Largely Flood Zone 1. Parts of site adjacent to Baghill Beck at risk of flooding. A number of public sewers cross the site.	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
English Heritage	

Natural England	

Planning History	Applications since 1/1/2009, covering more than 50% of the site
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App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations	Core Strategy
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3373A Haigh Wood, Ardsley

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
LB Corridor RA	0.00
EASEL RA	0.00
Aire Valley RA	0.00
West Leeds Gateway	0.00

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Morley
Nearest train station distance (m)	3114.12
Nearest bus stop	8553
Nearest bus stop distance (m)	210.53

Agricultural classification	Grade 3
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

## Conclusions

### Issues and Options Summary

Designated as N11 - open land on the existing UDP, not within the Green Belt. Site 3373 has been split into 3. Site A relates well to the existing settlement and release of this part of the site would not adversely impact on the openness of the central valley. Any development would need to retain good public access into the valley. The site was historically put forward as a housing allocation in the draft Morley local plan, and whilst not subsequently allocated, in considering the UDP, the Inspector conceded that development of some of the land for housing could not be ruled out. This site is well screened from existing surrounding development, and development would still maintain open views across the middle section of the site (site B) which should be retained and enhanced.

### Site affects others?

### Sustainability summary

Significant negative - greenfield site and ecology objection. Minor negative - landscape. Minor positive - access to schools, health and greenspace, and flood risk.

### Summary of reps

#### For Development

Oppose in current form - the boundaries between sites 3373A and 3373B seems to have been drawn arbitrarily as straight lines, without regard to the features on the ground. As long, thin, single ended sites, questions arise as to the acceptability of such large numbers of houses off a single spine road.

The Councils preliminary work does not produce appropriate boundaries between development allocations and non development allocations....A revised masterplan has been produced which has been able to identify appropriate development and allocation boundaries.

These maintain a broad green corridor through the valley, protecting ecological interests, trees and the stream as well as views and the "open feel" of the valley itself.

The site at Haigh Wood with its non greenbelt status and accessibility and sustainability credentials provides a very good location for development and the provision of material environmental benefits through protection, increased access and environmental management of the Wood itself.

If sites are developed then this should occur in the later stages of the plan (15 years). This would have twin benefits in allowing the recent growth in the area to be accommodated within the community and services to be established to support it, and would allow previously developed allocations and windfall sites to be developed first.

We agree with and support the allocation of land at Haigh Wood for housing with a central area in the vicinity of Haigh Wood LNA left undisturbed, but feel that this primary objective can be better achieved with different boundaries to sites 3373A, 3373B, 3373C and 1336.

#### Against Development

When cogent arguments have been repeatedly made against development of the 3373 areas by the Secretary of State, by three planning inspectors and by Leeds Council itself (in evidence to the UDP inquiry), there can be no justification for sites 3373A, 3373C and 1336 being pursued for residential development in the LDF. They should instead be reclassified as "red" and withdrawn from consideration for development when producing the next stage of the plan.

No justification has been given as to why there is such a concentration here, nor any evidence of local need.

Site 3373A, with its estimated capacity of 130 dwellings, does not have regard to the size, function and sustainability of West Ardsley.

The existing highway infrastructure is unable to cope with current usage.

The proposed site at 3373A is the site used for the bi-annual gypsy, Roma and traveller horse fair- Lee Gap Fair. This is the oldest horse fair in the country granted under Royal Charter by King Stephen in 1136- so now being in its 877th year. The locals are proud of its historical legacy. Would the Fair disappear completely or be moved away from the area. It would be very disappointing if this happened.

This is an important buffer area to ensure adequate water supply to Haigh wood.

The local infrastructure is unable to cope with such an addition.

Any more development would severely impact on this area in a detrimental way.

Destruction of woodland - Tree Preservation Order covering part of Haigh Wood.

In reality would the use of this site really result in the most efficient, effective and commercially viable use of a current green belt area?

The site is very well documented as a mining area and consideration should be made to the water table in this area as there are wells and springs.

We have very poor public transport connections and a rise in buses would be totally unacceptable due to access at certain times.

The total number of proposals in this area does not "respect the character and objectives of local communities"

near to school, increased traffic a danger for school children

Roads in this area already badly maintained.

Schools (which are full and difficult to expand further) and other services cannot cope - reducing effectiveness of services available to public - lack of provision of schools, doctors and dentists

Several protected wildlife species (bluebells/bats). This site needs chaging to an area of protection.

Where are additional families going to send their children to school - out of the area, driving them to school and increasing traffic?!

Unless plans to build other schools/facilities local people will not be able to access local amenities.

Currently traffic on these roads are already at a high especially at peak times and the start and end of the school day (Westerton Primary is directly opposite upper green and is extremely busy at drop off and pick up times).

Inadequate bus service.

No play areas for children.

Cul de sac not suitable. Could create hazards during school times. - The Upper Green culs-de-sac are not designed or suitable to serve up to 130 more houses. They would become much less safe for children to play in and the already severe dangers at school times would be exacerbated.

Is it proposed that this site should link up with site 3373c by the construction of through roads? If this is the case, I would have even more serious concerns of the effect on local traffic and believe that the highways Dept should be concerned about suitable access and road safety issues.

Is the site viable? Extra costs arising from: a. parts of 3373A have serious levels problems and look undevelopable; b. bell pits known to

3373A Haigh Wood, Ardsley

exist in the area from former mining; c. elimination of Japanese Knotweed. - development of this area would be difficult, costly and unpractical due to gradient of land - The site,in parts, is probably not economical to develop(topography,drainage, old mines etc). 130 houses would generate a lot of traffic on Westerton / Haigh Moor Road which are already busy.

Volume of traffic onHilltop Lane (too narrow) leading onto Batley Road

Parts of site not suitable for development, as they incorporate important arboricultural features which will be difficult to incorporate into a housing development and are best left as part of the green corridor between the two development parcels.

Developing the area around Haigh Wood in West Ardsley is detrimental to the wood. This is a natural bluebell wood which is rare in this area. Part of the area is also covered by a mediaeval charter to allow Lee Fair to meet on the land yearly.

Statutory

Site 3373A falls outside 400m of the current core bus network.

Consideration needs to be given to if these sites would be able to meet the LDF public transport accessibility requirements should housing be brought forward.

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

Designated as N11 - open land on the existing UDP, not within the Green Belt. Site 3373 has been split into 3. Site A relates well to the existing settlement and release of this part of the site would not adversely impact on the openness of the central valley. Any development would need to retain good public access into the valley. The site was historically put forward as a housing allocation in the draft Morley local plan, and whilst not subsequently allocated, in considering the UDP, the Inspector conceded that development of some of the land for housing could not be ruled out. This site is well screened from existing surrounding development, and development would still maintain open views across the middle section of the site (site B) which should be retained and enhanced.

Outer South West

3373B Haigh Wood, Ardsley

Site Details

Easting	428055	Northing	424998	Site area ha	16.4	SP7	Smaller Settlement Infill
HMCA	Outer South West				Ward	Ardsley and Robin Hood	

Site Characteristics

Site type	Greenfield
-----------	------------

On-site land uses

Agriculture
Unmanaged Forest
Agriculture

Neighbouring land uses

Unmanaged Forest
Dwellings

Other land uses - None

Topography	Undulating	Landscape	Significant Tree Cover
Boundaries	Poorly defined	Road front	No

Description

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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

## Outer South West

3373B Haigh Wood, Ardsley

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

#### LCC Highways Comments

##### Public transport accessibility comments

Site lies within accessibility standards of 2/3 buses per hour and primary and secondary education and primary health

Rank (1-5)

3

##### Access comments

Awkward to access without adjacent sites, especially given large size

2

##### Local network comments

Cumulative issues

3

##### Mitigation measures

Total score

8

##### Highways site support

no

##### Contingent on other sites

##### Contingent on other sites

#### Highways Agency

##### Impact

##### Network Status

Comment awaited

#### Network Rail

#### Yorkshire Water

##### Treatment Works

Caldervale

There is limited capacity at Caldervale for new development. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

#### Environment Agency

##### Constraints

FZ1 over 1 ha. See comments in main text of our response.

LCC	
Ecology support	Not supported
Not supported (RED). This site includes HaighWood and Baghill Beck Local Nature Area which fall under UK Biological Action Plan priority habitats - a mixture of woodland, scrub and grassland habitats alongside Baghill Beck. There are a number of wide hedgerow/woodland belts throughout the site that provide a valuable habitat. Water vole has been recorded on the Hey Beck. The Baghill Beck flows into this water course and could support this species. Bats to consider.	

Ecology boundary	
Supported with mitigation if Red hatched areas are excluded and the boundary is ammended as per Drawing RM/3373. This will result in an allocation that is separated to the west and east of Baghill Beck - there should not be a connecting road that goes through or over the beck and its associated grassland/scrub/woodland as this would fragment this habitat. Mitigation will be required to protect and enhance the boundary with Haigh Wood, adjacent scrub and grasslands and Baghill Beck by providing a 20 metre buffer with native shrub and small tree planting. Adjacent to the beck (in the 20 metre buffer) there should be flood water attenuation ponds designed to retain a minimum of 500mm of water for Water Vole enhancement linked to the beck corridor. There are also a number of species-rich hedgerows (UK BAP Priority habitat) and woodland/tree belts within the site and along boundaries which should be protected and enhanced to improve their connectivity across the site by providing a 20m wide buffer planted with locally native trees and shrubs. Bats to consider.	

Education comments	

Flood Risk	
Largely Flood Zone 1. Parts of site adjacent to Baghill Beck at risk of flooding. A number of public sewers cross the site at various locations.	

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

3373B Haigh Wood, Ardsley

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
LB Corridor RA	0.00
EASEL RA	0.00
Aire Valley RA	0.00
West Leeds Gateway	0.00

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Morley
Nearest train station distance (m)	3294.35
Nearest bus stop	13897
Nearest bus stop distance (m)	359.22

Agricultural classification	Grade 3
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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

Designated as N11 - open land on the existing UDP, not within the Green Belt. Site 3373 has been split into 3. Site B is the central valley. It is important that the openness of the central valley is protected and retained as an attractive local resource. The valley is popular among walkers and cyclists and offers impressive open views. Should sites A and C be released for development, the protection and enhancement of site B should be ensured.

Site affects others?

Sustainability summary

Significant negative - greenfield site, ecology objection and landscape. Minor positive - access to schools, health and greenspace, and flood risk.

Summary of reps

For Development

The green corridor will be further protected by the removal of the previously suggested vehicular link road between the two parts of the Haigh Wood site. The new alignment will preserve the vast majority of the hedges and existing trees on the site, whilst allowing a more logical and achievable layout for future development. Additionally, no development is proposed within the vicinity of the LNA or the stream running down the valley.

Whilst we are in broad agreement with the designation of green sites at Haigh Wood in the Outer South West area of Leeds, we have concerns regarding the boundaries between the "green" and "red" sites. We agree with and support the allocation of land at Haigh Wood for housing with a central area in the vicinity of Haigh Wood LNA left undisturbed, but feel that this primary objective can be better achieved with different boundaries to sites 3373A, 3373B, 3373C and 1336

Parts of site 3373B should be added as green, not red allowing the area to be developed without harm to what is sought to be protected. The site at Haigh Wood with its non greenbelt status and accessibility and sustainability credentials provides a very good location for development and the provision of material environmental benefits through protection, increased access and environmental management of the Wood itself. As there have to be exceptional circumstances to take land out of the greenbelt, there must correspondingly be exceptional circumstances not to develop at Hlaigh Wood ahead of greenbelt land.

Utilising the work already done on ecology, trees and hedges, landscape and topography, our Clients have carefully considered the Councils objectives and aspirations from the comments in the tables and pro formas associated with the Issues and Options document. They have produced a revised masterplan and from that been able to identify appropriate development and allocation boundaries. These maintain a broad green corridor through the valley, protecting ecological interests, trees and the stream as well as views and the "open feel" of the valley itself.

Against Development

As stated in the summary of the of the SLP this is an important open space and should be protected and access maintained – through fields not built up areas, to keep the openness.

Bindweed problem.

Part of peaceful wooded valley-widely used local amenity.

Loss of these areas reduces public access to less formal recreational space and traffic free footpaths. These developments would undoubtedly have an impact on the local wildlife in Haigh Moor Wood.(eg.Bats).

Access to this area would be extremely difficult.

Developing the area around Haigh Wood in West Ardsley is detrimental to the wood.

Part of the area is also covered by a mediaeval charter to allow Lee Fair to meet on the land yearly.

Poor highway infrastructure and accessibility - will struggle to cope with the demands of the services required.

Unsuitable for residential development due to topography of site and access.

This wood is well used and much loved by the local community and walkers and cyclists from further afield and must be protected.

Agree 3373B should be red.

Statutory

The site is 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.

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Designated as N11 - open land on the existing UDP, not within the Green Belt. Site 3373 has been split into 3. Site B is the central valley. It is important that the openness of the central valley is protected and retained as an attractive local resource. The valley is popular among walkers and cyclists and offers impressive open views. Should sites A and C be released for development, the protection and enhancement of site B should be ensured.



Outer South West

3373C Haigh Wood, Ardsley

Site Details

Easting	428288	Northing	425035	Site area ha	11.7	SP7	Smaller Settlement Infill
HMCA	Outer South West				Ward	Ardsley and Robin Hood	

Site Characteristics

Site type	Greenfield
-----------	------------

On-site land uses
-------------------

Agriculture
-------------

Neighbouring land uses
------------------------

Agriculture
-------------

Unmanaged Forest
------------------

Dwellings
-----------

Other land uses - None

Topography	Undulating	Landscape	Limited Tree Cover
Boundaries	Poorly defined	Road front	No

Description
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

## Outer South West

3373C Haigh Wood, Ardsley

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

#### LCC Highways Comments

Public transport accessibility comments

Site has access to 2/3 buses per hour and meets core strategy standards for primary and secondary education and primary health

Rank (1-5)

3

Access comments

Awkward shape site, site boundary needs to be reconsidered to allow for more access option - combine with 536

3

Local network comments

Cumulative issues

3

Mitigation measures

Total score

9

Highways site support

yes subject to access

Contingent on other sites

yes - 536

Contingent on other sites

yes - 536

#### Highways Agency

Impact

Network Status

Comment awaited

#### Network Rail

#### Yorkshire Water

Treatment Works

Caldervale

There is limited capacity at Caldervale for new development. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

#### Environment Agency

Constraints

FZ1 over 1 ha. See comments in main text of our response.

Outer South West

3373C Haigh Wood, Ardsley

LCC

Ecology support

Supported

Support

Ecology boundary

Support

Education comments

3078A+1072+3373A and C+1336+3456A+536+1143B, D and F+2155+1274+1032+1067B+1069+2128+1258+3365 = 2685 houses generates 671 primary and 268.5 secondary children. 1x2FE and 1xFE primary school required.

Flood Risk

Flood Zone 1

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site			
App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	1.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Morley
Nearest train station distance (m)	3344.88
Nearest bus stop	11844
Nearest bus stop distance (m)	288.82

Agricultural classification	Grade 3
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

## Conclusions

## Issues and Options Summary

Designated as N11 - open land on the existing UDP, not within the Green Belt. Site 3373 has been split into 3. Site C relates well to the existing settlement and release of this part of the site would not adversely impact on the openness of the central valley. Any development would need to retain good public access into the valley. The site was historically put forward as a housing allocation in the draft Morley local plan, and whilst not subsequently allocated, in considering the UDP, the Inspector conceded that development of some of the land for housing could not be ruled out. This site is well screened from existing surrounding development, and development would still maintain open views across the middle section of the site (site B) which should be retained and enhanced.

## Site affects others?

## Sustainability summary

Significant negative - greenfield site and ecology objection. Minor positive - access to schools and health, and flood risk.

## Summary of reps

## For Development

Phased for development in the later (15 ) years of the plan.

The boundaries between these sites and 3373B seem to have been drawn arbitrarily as straight lines, without regard to the features on the ground.

Services in the area need to be established to support any new housing development.

We agree with and support the allocation of land at Haigh Wood for housing with a central area in the vicinity of Haigh Wood LNA left undisturbed, but feel that this primary objective can be better achieved with different boundaries to sites 3373A, 3373B, 3373C and 1336.

The site at Haigh Wood with its non greenbelt status and accessibility and sustainability credentials provides a very good location for development and the provision of material environmental benefits through protection, increased access and environmental management of the Wood itself. As there have to be exceptional circumstances to take land out of the greenbelt, there must correspondingly be exceptional circumstances not to develop at Haigh Wood ahead of greenbelt land.

## Against Development

Local infrastructure unable to cope with such an addition - access roads impassable at times - incapable of managing current traffic flow at junction.

Access from Batley Road would be dangerous , due to bad bend in Batley road

Closeness to school - dangerous for children

Development will cause damage to Haig Wood + other trees with preservation orders.

Potential land fill site + Quarry in the area of east sites.

Traditional annual events eg Lee Fair disrupted.

Any more development would severely impact on this area in a detrimental way.

Any further development would greatly and detrimentally impact on this historic and characterful area.

The suggested sites are well known undulating areas and this could prove difficult and costly to develop.

We have very poor public transport connections and a rise in buses would be totally unacceptable due to access at certain times.

Development of sites 3373A & C not sustainable.

Not enough schools/amenities

What are the proposals to provide additional amenities such as school places, local health/doctors services and shops to cope with the extra homes?

Part of the area is also covered by a mediaeval charter to allow Lee Fair to meet on the land yearly.

The distinction between 3373C and 3373B seems arbitrary: in open character of the countryside around Haigh Wood is part of the landscape as much worth preserving as the woods themselves.

Any future development would seriously impact on our privacy.

Site 3373A, with its estimated capacity of 130 dwellings, does not have regard to the size, function and sustainability of West Ardsley.

Japanese knotweed problem.

Woods and nature reserve - tree preservation order.

## Statutory

This site falls outside 400m of the current core bus network.

Consideration needs to be given to if these sites would be able to meet the LDF public transport accessibility requirements should housing be brought forward.

## Comments on phasing

## DPP Allocation

Preferred housing allocation

## DPP Allocation Conclusion

Designated as N11 - open land on the existing UDP, not within the Green Belt. Site 3373 has been split into 3. Site C relates well to the existing settlement and release of this part of the site would not adversely impact on the openness of the central valley. Any development would need to retain good public access into the valley. The site was historically put forward as a housing allocation in the draft Morley local plan, and whilst not subsequently allocated, in considering the UDP, the Inspector conceded that development of some of the land for housing could not be ruled out. This site is well screened from existing surrounding development, and development would still maintain open views across the middle section of the site (site B) which should be retained and enhanced.

Outer South West

3373C      Haigh Wood, Ardsley

Outer South West

3378 Geldered Road, Leeds

Site Details

Easting	424454	Northing	428656	Site area ha	3.8	SP7	Smaller Settlement Infill
HMCA	Outer South West				Ward	Morley North	

Site Characteristics

Site type	Brownfield
-----------	------------

On-site land uses

Manufacturing and Wholesale
-----------------------------

Neighbouring land uses

Manufacturing and Wholesale
-----------------------------

Wholesale distribution
------------------------

Dwellings
-----------

Outdoor sport facility
------------------------

Other land uses

Neighbouring - outdoor sport facility
---------------------------------------

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description

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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

## Outer South West

3378 Geldered Road, Leeds

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

Rank (1-5)

Well served by public transport and other local services

4

Access comments

Existing access would need to be moved but there is space for this

4

Local network comments

Congested location with cumulative issues

3

Mitigation measures

Improved access and potential off-site works

Total score

11

Highways site support

yes with mitigation

Contingent on other sites

Contingent on other sites

#### Highways Agency

Impact No material impact Network Status No objection

#### Network Rail

#### Yorkshire Water

Treatment Works Knostrop

Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

#### Environment Agency

Constraints

FZ1 over 1 ha. See comments in main text of our response.



Outer South West

3378      Geldered Road, Leeds

LCC

Ecology support

Supported

Supported

Ecology boundary

Education comments

1200A+3378+3064+3000+1332+2124+3003+333+1077+1344 = 1376 houses generates 344 primary and 138 secondary children. 1-1.5FE primary school required.

Flood Risk

Flood Zone 1. Part of site susceptible to surface water flooding.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Planning History      Applications since 1/1/2009, covering more than 50% of the site			
App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	1.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	0.61
-----------------	------

Nearest train station	Morley
Nearest train station distance (m)	2569.91
Nearest bus stop	7820
Nearest bus stop distance (m)	210.32

Agricultural classification	Grade 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 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 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 urban area, adjoining residential development to the north and east. Residential development considered acceptable in principle.

Site affects others?

Sustainability summary

Minor negative - employment and economic growth. Significant positive - flood risk. Minor negative - access to greenspace, brownfield site, greenhouse emissions and accessibility.

Summary of reps

Pros  
Majority of respondents support development of site for elderly persons housing only.

Cons  
Objectors concerns about traffic congestion and pressure on schools and doctors.

Statutory  
WYCA  
Within 400m of the current core bus network. 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.  
212m to core bus network  
5 buses per hour  
Within 20 mins to primary school  
Within 30 mins to secondary school  
Within 20 mins to primary health

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

Brownfield site within the urban area, adjoining residential development to the north and east. Residential development considered acceptable in principle.

Site Details

Easting	424489	Northing	427215	Site area ha	0.7	SP7	Other
HMCA	Outer South West				Ward	Morley South	

Site Characteristics

Site type	Greenfield
-----------	------------

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description	
-------------	--

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: 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			

Planning History      Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations

N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Morley
Nearest train station distance (m)	2631.23
Nearest bus stop	11322
Nearest bus stop distance (m)	119.14

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

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation  
Not proposed as housing allocation

DPP Allocation Conclusion  
not within settlement hierarchy

Outer South West

3386 Royds Lane, Wortley, Leeds

Site Details

Easting	426916	Northing	431434	Site area ha	3.7	SP7	Main Urban Area Infill
HMCA	Outer South West				Ward	Farnley and Wortley	

Site Characteristics

Site type	Brownfield
-----------	------------

On-site land uses
-------------------

Shops
-------

Neighbouring land uses
------------------------

Dwellings
-----------

Manufacturing and Wholesale
-----------------------------

Office
--------

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description
-------------

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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	



Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

SHLAA conclusions

Availability: Short (early) Suitability: Suitable Achievability: Medium (6-10yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments Rank (1-5)  
Meets Core Strategy standards but distant from some local services and rail 4

Access comments 4  
Access to Royds Lane and Ring Road ok adjacent site has approval with mitigation for local junctions

Local network comments 4  
Possible cumulative impact but brownfield should be ok

Mitigation measures Total score  
Access improvements and potential local signal junctions 12

Highways site support  
yes with mitigation

Contingent on other sites  
no

Contingent on other sites  
no

Public transport accessibility comments Rank (1-5)  
Meets accessibility criteria 5

Access comments 4  
access option via Royds Lane

Local network comments 3  
congestion on Ring Road

Mitigation measures Total score  
signalisation of A58/ A6120 roundabout may be required, local pedestrian improvements 12

Highways site support  
Yes with mitigation

## Outer South West

**3386** Royds Lane, Wortley, Leeds

Contingent on other sites

Contingent on other sites

### Highways Agency

Impact	No material impact	Network Status	No objection
--------	--------------------	----------------	--------------

### Network Rail

### Yorkshire Water

Treatment Works	Knostrap
-----------------	----------

Knostrap High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrap High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

### Environment Agency

Constraints

FZ1 over 1 ha. See comments in main text of our response.

### LCC

Ecology support	Supported
-----------------	-----------

Supported

Ecology boundary

Education comments

Flood Risk

Flood Zone 1. Part of site susceptible to surface water flooding.

### 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	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	0.00
-----------------	------

Nearest train station	Cottingley
Nearest train station distance (m)	1441.66
Nearest bus stop	8064
Nearest bus stop distance (m)	228.22

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 checked="" type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input checked="" type="checkbox"/>

Conclusions

Issues and Options Summary

The site is currently a Makro store, in a mixed use (residential and employment) area, suitable for residential or employment uses in principle.

Site affects others?

Sustainability summary

Minor negative - employment and economic growth and waste. Significant positive - greenhouse emissions, flood risk, transport network and accessibility. Minor positive - access to schools, health and leisure, community participation and brownfield site.

Summary of reps

Pros  
Some support for the site coming forward for development in conjunction with neighbouring sites.

Cons  
One commentator questioned the deliverability of the site for housing given existing occupiers.

Statutory  
WYCA  
Within 400m of the current core bus network. 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.  
342m to core bus network  
11 buses per hour  
Within 20 mins to primary school  
Within 30 mins to secondary school  
Within 20 mins to primary health

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

The site is currently a Makro store, in a mixed use (residential and employment) area, suitable for residential or employment uses in principle.

Outer South West

3387 Geldered Road, Asquith Avenue, Gildersome, Leeds

Site Details

Easting	425011	Northing	428741	Site area ha	11.8	SP7	Smaller Settlement Infill
HMCA	Outer South West				Ward	Morley North	

Site Characteristics

Site type	Greenfield
On-site land uses	
Agriculture	
Neighbouring land uses	
Manufacturing and Wholesale	
Unmanaged Forest	

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries		Road front	Yes

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

## Outer South West

3387 Geldered Road, Asquith Avenue, Gildersome, Leeds

### SHLAA conclusions

**Availability:** Short ( $\leq 5$  yrs)

**Suitability:** LDF to determine

**Achievability:** Medium (6-10yrs)

### Summary of infrastructure provider comments

#### LCC Highways Comments

##### Public transport accessibility comments

Reasonably good accessibility

Rank (1-5)

4

##### Access comments

access achieveable from Gelderd Rd and Asquith avenue

4

##### Local network comments

congested location with cumulative issues

3

##### Mitigation measures

new access and off-site works

Total score

11

##### Highways site support

yes with mitigation

##### Contingent on other sites

##### 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 Morley/Gildersome/Ardsley cluster.

#### Network Rail

#### Yorkshire Water

Treatment Works	Knothrop
-----------------	----------

Knothrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knothrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

#### Environment Agency

##### Constraints

FZ1 over 1 ha. See comments in main text of our response.

#### LCC

Ecology support	Not supported
-----------------	---------------

Not supported (RED). This proposed allocation lies adjacent to Clubbed Oaks and Dean Wood LNA an important ancient woodland site. The southern boundary of the proposed allocation site has been set along the LNA, however the woodland (0.29ha of which is included on the Ancient Woodland Inventory) lies within the site. In total the site includes 1.97ha of lowland mixed deciduous woodland along the south, south-west and

west boundaries. This woodland helps to buffer and enhance the ancient woodland LNA site and should be excluded from the allocation.

Ecology boundary

Supported with mitigation if Red hatched areas are excluded and the boundary is ammended as per Drawing RM/3387. Mitigation will be required to protect and enhance the boundary with Clubbed Oaks and Den Wood LNA and the woodland belts to the south, south-west and west by providing a 20 metre buffer with native shrub and small tree planting. Adjacent to the beck (in the 20 metre buffer from the existing woodland) there should be flood water attenuation ponds designed to retain a minimum of 500mm of water for Water Vole enhancement linked to the beck corridor.  
be flood water attenuation ponds designed to retain a minimum of 500mm of water for Water Vole enhancement linked to the beck corridor.

Education comments

Flood Risk

Flood Zone 1. SW corner of site adjacent to Dean Beck at risk of flooding.

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
12/02470/OT	Outline application for proposed employment development for up to 92148 sq m of use classes B1(b) (Research and Development) and B1(c) (Light Industrial Uses), B2 (General Industrial Uses) and B8 (Storage and Distribution Uses), with two points of access off Gelderd Road and one point of access off Asquith Avenue		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	0.00	
Minor Settlement	1.00	
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	Morley
Nearest train station distance (m)	2054.08
Nearest bus stop	6861
Nearest bus stop distance (m)	287.90

Agricultural classification	Grade 3a
-----------------------------	----------

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 checked="" type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input checked="" type="checkbox"/>



## Conclusions

### Issues and Options Summary

The site is within the urban area, within an established employment area, allocated for employment uses on the existing UDP. Considered suitable for employment rather than residential use.

### Site affects others?

### Sustainability summary

Significant negative - employment and economic growth (part of strategic employment allocation), greenfield site and ecology objection. Minor negative - pollution. Minor positive - greenhouse emissions, flood risk and accessibility.

### Summary of reps

#### Pros

Some support for housing development. Opportunity to extend village towards the city and green a new community. Gelderd Road capable of sustaining more traffic. Minimal impact on residents and most of site set within industrial estate.

#### Cons

No reasons given

#### Statutory

##### WYCA

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).

Within 289m to core bus network

6 buses per hour

Within 20 mins to primary school

Within 30 mins to secondary school

Within 20 mins to primary health

### Comments on phasing

### DPP Allocation

Not proposed as housing allocation

### DPP Allocation Conclusion

The site is within the urban area, within an established employment area, allocated for employment uses on the existing UDP. Considered suitable for employment rather than residential use // Allocation changed to 'not preferred' following discussions with Cllr Gruen - site returning to employment allocation. RC 27/11/14

Site Details

Easting	428977	Northing	430085	Site area ha	1.8	SP7	Main Urban Area Infill
HMCA	Outer South West				Ward	Beeston and Holbeck	

Site Characteristics

Site type	Brownfield
-----------	------------

On-site land uses

Manufacturing and Wholesale

Neighbouring land uses

Dwellings

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
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 West

3394 Dewsbury Road, Leeds, LS11 7DF

### SHLAA conclusions

Availability: Short (later)

Suitability: Suitable

Achievability: Medium (6-10yrs)

### Summary of infrastructure provider comments

#### LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

Good Accessibility

5

Access comments

access can be taken from numerous points, mainly Oakhurst Ave

5

Local network comments

spare capacity but some cumulative issues

4

Mitigation measures

Total score

14

Highways site support

yes

Contingent on other sites

Contingent on other sites

#### Highways Agency

Impact No material impact

Network Status

No objection

#### Network Rail

#### Yorkshire Water

Treatment Works Knostrop

Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

#### Environment Agency

Constraints

FZ1 over 1 ha. See comments in main text of our response.

#### LCC

Ecology support Supported

Supported

Outer South West

3394      Dewsbury Road, Leeds, LS11 7DF

Ecology boundary

Education comments

Flood Risk

Flood Zone 1

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Planning History      Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	1.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	0.00
-----------------	------

Nearest train station	Cottingley
Nearest train station distance (m)	1592.47
Nearest bus stop	4079
Nearest bus stop distance (m)	161.02

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

Brownfield site, within the urban area. Suitable for residential use in principle.

Site affects others?

Sustainability summary

Minor negative - employment and economic growth and pollution. Significant positive - greenhouse emissions, flood risk and accessibility.  
Minor positive - access to schools, health, leisure and greenspace, community participation, brownfield site and tran

Summary of reps

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

Brownfield site, within the urban area. Suitable for residential use in principle.

## Outer South West

3397 116 Old Lane, Leeds

### Site Details

Easting	428734	Northing	430231	Site area ha	0.5	SP7	Main Urban Area Infill
HMCA	Outer South West				Ward	Beeston and Holbeck	

### Site Characteristics

Site type	Brownfield
-----------	------------

On-site land uses

Vacant land

Neighbouring land uses

Shops

Manufacturing and Wholesale

Dwellings

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Partially well-defined	Road front	No

Description	
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### Greenbelt Assessment - Not Required

#### 1. Check the unrestricted sprawl of large built up areas

Would development lead to/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 West

3397 116 Old Lane, Leeds

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

### SHLAA conclusions

Availability: Short (early)

Suitability: Unsuitable

Achievability: Medium (6-10yrs)

### Summary of infrastructure provider comments

#### LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

Good Accessibility

5

Access comments

Takes access from an industrial (private) road

1

Local network comments

Spare capacity but some cumulative issues

4

Mitigation measures

Total score

10

Highways site support

no

Contingent on other sites

Contingent on other sites

#### Highways Agency

Impact No material impact Network Status No objection

#### Network Rail

#### Yorkshire Water

Treatment Works Knostrop

Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

#### Environment Agency

Constraints

FZ1 under 1 ha. See comments in main text of our response.



Outer South West

3397      116 Old Lane, Leeds

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
14/02462/RM	Reserved Matters relating to appearance, landscaping, layout and scale following Outline Planning Permission 14/02461/FU.	A	100
14/02461/FU	Variation of conditions 3 (site access), 4 (maximum floor space for the sale of comparison goods), 5 and 6 (hours of opening), 12 (sustainability) and 13 (contamination) on previous approval 11/04306/OT	A	100
11/04306/OT	Demolish existing buildings and erect a retail foodstore (Class A1), with car parking, landscaping and access	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	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas	
Inner South RA	0.00
LB Corridor RA	0.00
EASEL RA	0.00
Aire Valley RA	0.00
West Leeds Gateway	0.00

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Cottingley
Nearest train station distance (m)	1359.70
Nearest bus stop	9327
Nearest bus stop distance (m)	94.01

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Within the urban area. Pending application for foodstore. The site is between a foodstore and employment uses and would therefore be most appropriate for employment use. Highway concerns re residential access through private industrial road. (Also see CFSM023)

Site affects others?

Sustainability summary

Minor negative - employment and economic growth. Significant positive - greenhous emissions and accessibility. Minor positive - access to schools, health, leisure and greenspace, community participation, brownfield site, flood risk and transport network.

Summary of reps

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Within the urban area. Pending application for foodstore. The site is between a foodstore and employment uses and would therefore be most appropriate for employment use. Highway concerns re residential access through private industrial road. (Also see CFSM023)

Site Details

Easting	426963	Northing	428580	Site area ha	0.6	SP7	Major Settlement Infill
HMCA	Outer South West				Ward	Morley North	

Site Characteristics

Site type	Greenfield
-----------	------------

On-site land uses
-------------------

Agriculture
-------------

Neighbouring land uses
------------------------

Agriculture
-------------

Dwellings
-----------

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Poorly defined	Road front	No

Description
-------------

--

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

--

## Outer South West

3428 Land off Daisy Hill Close, Morley, Leeds

### SHLAA conclusions

Availability: Short (=<5 yrs)

Suitability: Suitable

Achievability: Short (=<5yrs)

### Summary of infrastructure provider comments

#### LCC Highways Comments

##### Public transport accessibility comments

Site lies within accessibility standard for 3/4 buses per hour, 60% of site meets core strategy standards for employment, 100% of site for primary health, primary and secondary education

Rank (1-5)

4

##### Access comments

Access could be provided from Daisy Hill Close

5

##### Local network comments

Cumulative impact with adjacent sites in busy location

3

##### Mitigation measures

Total score

12

##### Highways site support

yes but mitigation required for adjacent sites 1282/1283

##### Contingent on other sites

##### Contingent on other sites

#### Highways Agency

Impact	No material impact	Network Status	No objection
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Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of Morley/Gildersome/Ardsley cluster.

#### Network Rail

#### Yorkshire Water

Treatment Works	Knostrop
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Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

#### Environment Agency

##### Constraints

FZ1 under 1 ha. See comments in main text of our response.

#### 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
13/00625/FU	14 detached houses with associated car parking and landscaping	A	99

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.01	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
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	Morley
Nearest train station distance (m)	473.95
Nearest bus stop	10316
Nearest bus stop distance (m)	201.13

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input 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 urban area, bordered on three sides by housing. Residential development acceptable in principle.

### Site affects others?

### Sustainability summary

Significant negative - greenfield site. Minor positive - access to schools, health, leisure and greenspace, greenhouse emissions, flood risk, transport network and accessibility.

### Summary of reps

#### Pros

The site already has planning permission granted in December 2012.

#### Cons

Site access, traffic congestions, existing schools full, green belt and brownfield sites should come forward first.

#### Statutory

##### WYCA

Falls within 400m of the current core bus network. 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.

389m to core bus network

11 buses per hour

Within 20 mins to primary school

Within 30 mins to secondary school

Within 20 mins to primary health

### 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 West

3456A Land off Haigh Moor Road

Site Details

Easting	428572	Northing	424885	Site area ha	1.6	SP7	Smaller Settlement Extension
HMCA	Outer South West				Ward	Ardsley and Robin Hood	

Site Characteristics

Site type	Greenfield
-----------	------------

On-site land uses
-------------------

Agriculture
-------------

Car Parks
-----------

Agriculture
-------------

Neighbouring land uses
------------------------

Dwellings
-----------

Water Storage and Treatment
-----------------------------

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description
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Site topography is flat and sloping
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Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	No
Would development result in an isolated development?	No
Is the site well connected to the built up area?	Yes
Would development round off the settlement?	Partial
Is there a good existing barrier between the existing urban area and the undeveloped land?	No
Unrestricted Sprawl Conclusion	Low potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	No
Coalescence Conclusion	No merging of settlements

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	Yes
Does the site include local/national nature conservation areas (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 West

### 3456A Land off Haigh Moor Road

#### Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Development of the site would represent partial infill development and would retain the openness between the built up area and reservoir.

#### SHLAA conclusions

**Availability:** Short ( $\leq 5$  yrs)

**Suitability:** LDF to determine

**Achievability:** Longterm (11+yrs)

#### Summary of infrastructure provider comments

##### LCC Highways Comments

###### Public transport accessibility comments

The site lies within the accessibility standard of 2/3 buses per hour, 100% of the site lies within the accessibility zone for primary & secondary education and primary health

Rank (1-5)

4

###### Access comments

Frontage with Haigh Moor Road should provide access

5

###### Local network comments

Cumulative impact issues with other nearby sites - congested area

3

###### Mitigation measures

Widen footway on Haigh Moor Road

Total score

12

###### Highways site support

Yes with mitigation

###### Contingent on other sites

###### Contingent on other sites

#### Highways Agency

##### Impact

##### Network Status

Comment awaited

#### Network Rail

#### Yorkshire Water

##### Treatment Works

Caldervale

There is limited capacity at Caldervale for new development. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

#### Environment Agency

##### Constraints

FZ1 over 1 ha. See comments in main text of our response.

Outer South West

3456A Land off Haigh Moor Road

LCC

Ecology support

Supported

Supported

Ecology boundary

Education comments

3078A+1072+3373A and C+1336+3456A+536+1143B, D and F+2155+1274+1032+1067B+1069+2128+1258+3365 = 2685 houses generates 671 primary and 268.5 secondary children. 1x2FE and 1xFE primary school required.

Flood Risk

Flood Zone 1. Small dia surface water sewer crosses site.

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	66.88	% 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				% overlap
N6 Playing Pitch	0.00				
N8 Urban Green Corridor	0.00				
CC Shopping Quarter	0.00				
UDP City Centre	0.00				
S2S6 Town Centre	0.00				
Proposed Local Centre	0.00				
Overlaps N37 SLA	<input checked="" type="checkbox"/>				
Sch. Ancient Mon.	0.00				

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Morley
Nearest train station distance (m)	3600.56
Nearest bus stop	11844
Nearest bus stop distance (m)	108.03

Agricultural classification	Grade 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. The site has been split into 2. Development of site A would represent partial infill development and would retain the openness between the built up area and reservoir.

Site affects others?

Sustainability summary

Significant negative - brownfield site and ecology objection. Minor positive - access to schools, health and greenspace, greenhouse emissions, flood risk, transport network and accessibility.

Summary of reps

Pros  
Partial infill, could retain openness of green belt by boundary shown.

Cons  
Overall opposition to development of the site for reason of green belt, pressure on local infrastructure, site access and cumulative impact of housing sites coming forward in Ardsley and Tingley area together with new housing in Kirklees (Chidswell). Concern at partial loss of existing car park which serves the adjoining Ardsley reservoir resulting on traffic congestion and parking issues on Haigh Moor Road

Statutory  
WYCA  
Outside 400m of the current core bus network. Consideration needs to be given to if these sites would be able to meet the LDF public transport accessibility requirements should housing be brought forward. Significant developer contributions will be required at these sites to improve the public transport to meet the council LDF accessibility policies; particularly in the larger sites should these be brought forward for development. These include SHLAA ref: 2062, 1032, 1046, 1017 & 1055.  
Sites which fall marginally outside the 400m catchments and have high bus frequencies or are small sites low capacity are less of concern but are flagged up nonetheless.  
The table also includes accessibility assessments results to access other services and facilities within acceptable journey times on public transport.  
1133 to core bus network  
4 buses per hour  
Within 20 mins to primary school  
Within 30 mins to secondary school  
Within 20 mins to primary health

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

Green Belt site. The site has been split into 2. Development of site A would represent partial infill development and would retain the openness between the built up area and reservoir.

Outer South West

3456B Land off Haigh Moor Road

Site Details

Easting	428815	Northing	425086	Site area ha	12.1	SP7	Smaller Settlement Extension
HMCA	Outer South West				Ward	Ardsley and Robin Hood	

Site Characteristics

Site type	Greenfield
On-site land uses	
Agriculture	
Neighbouring land uses	
Water Storage and Treatment	
Dwellings	
Unmanaged Forest	

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	No

Description	
-------------	--

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	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 West

### 3456B Land off Haigh Moor Road

#### Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

The site borders the reservoir and it is considered important to protect the openness between the built up area and reservoir.

#### SHLAA conclusions

**Availability:** Short ( $\leq 5$  yrs)

**Suitability:** LDF to determine

**Achievability:** Longterm (11+ yrs)

#### Summary of infrastructure provider comments

##### LCC Highways Comments

###### Public transport accessibility comments

The site lies within the accessibility standard of 2/3 buses per hour, 80% of the site lies within the accessibility standard for primary & secondary education and primary health

Rank (1-5)

3

###### Access comments

Requires part site 3456A for access

3

###### Local network comments

Cumulative impact issues with other nearby sites - congested area

3

###### Mitigation measures

Widen footway on Haigh Moor Road

Total score

9

###### Highways site support

yes subject to access

###### Contingent on other sites

###### Contingent on other sites

#### Highways Agency

##### Impact

##### Network Status

Comment awaited

#### Network Rail

#### Yorkshire Water

##### Treatment Works

Caldervale

There is limited capacity at Caldervale for new development. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

#### Environment Agency

##### Constraints

FZ1 over 1 ha. See comments in main text of our response.

LCC	
Ecology support	Not supported
Not supported (RED). This is a large allocation immediatley adjacent to Ardsley Reservoir Local Nature Area. The reservoir is important for passage and wintering wildfowl and surrounding fields can be import food resources for this type of site. This would remove approximately one third of this habitat around the margin of the site. It is questionable whether or not a buffer zone would be adequate for this situation as it would seem likely to be used as a recreational space with associated disturbance. The site could only be considered acceptable if habitat around the reservoir could be enhanced for feeding wildfowl with no public access.	

Ecology boundary	
Supported with mitigation if Red hatched areas are excluded and the boundary is ammended as per Drawing RM/3456 (a minimum of 50 metres from the western edge of the road around the reservoir and Westerton Wood) - but no public access permitted within this removed area and it being managed positively as a nature area for passage and wintering wildfowl. Mitigation will be required to protect and enhance the boundaries through providing permanent fencing to deter access and screened with a minimum 20 metre buffer planted with native small trees and shrubs.	

Education comments	

Flood Risk	
Flood Zone 1. Two number small dia surface water sewers cross the site.	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
English Heritage	

Natural England	

Planning History	Applications since 1/1/2009, covering more than 50% of the site		
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App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations	Core Strategy
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3456B Land off Haigh Moor Road

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 checked="" 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
LB Corridor RA	0.00
EASEL RA	0.00
Aire Valley RA	0.00
West Leeds Gateway	0.00

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Morley
Nearest train station distance (m)	3542.66
Nearest bus stop	6167
Nearest bus stop distance (m)	205.25

Agricultural classification	Grade 3
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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

Green Belt site. The site has been split into 2. Site B borders the reservoir and it is considered important to protect the openness between the built up area and reservoir. The path around the reservoir is well used.

Site affects others?

Sustainability summary

Significant negative - brownfield site, ecology objection and landscape. Minor positive - access to schools, health and greenspace, greenhouse emissions, flood risk, transport network and accessibility.

Summary of reps

Pros

None given

Cons

All representors object to housing on the site for reasons of traffic congestion, lack of public transport, pressure on local infrastructure, green belt, visual impact, wildlife and the housing numbers proposed for the Ardsley area.

Statutory

WYCA

Falls outside 400m of the current core bus network. Consideration needs to be given to if this site would be able to meet the LDF public transport accessibility requirements should housing be brought forward. We agree that these sites would not be suitable for housing development.

1133m to core bus network

4 buses per hour

Within 20 mins of primary school

Within 30 mins of secondary school

Within 20 mins of primary health

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. The site has been split into 2. Site B borders the reservoir and it is considered important to protect the openness between the built up area and reservoir. The path around the reservoir is well used.

Site Details

Easting	425096	Northing	430699	Site area ha	13.3	SP7	Other Rural Extension
HMCA	Outer South West, Outer West				Ward	Farnley and Wortley	

Site Characteristics

Site type	Greenfield
-----------	------------

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description	
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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

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Ecology boundary

--

Education comments

--

Flood Risk

--

Utilities

Gas	

Electric

--

Fire and Rescue

--

Telecoms

--

Other

English Heritage	

Natural England

--

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number Proposal Decision % of site


Spatial relationships

UDP Designations

N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Cottingley
Nearest train station distance (m)	2373.40
Nearest bus stop	4685
Nearest bus stop distance (m)	276.54

Agricultural classification	Grade 3
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

## Conclusions

### Issues and Options Summary

### Site affects others?

### Sustainability summary

### Summary of reps

#### Pro

This site has the greatest potential to be allocated and therefore the site should be identified as a green site, or at the very least, an amber site.

More suitable than other sites for housing supply and growth

Close to facilities/shops

Close to employment

There would appear to be no logical reason for the Council having concluded the site is not within the settlement hierarchy, given it lies adjacent to the settlement limits of New Farnley and would therefore form an extension to this settlement

#### Anti

New Farnley's infrastructure cannot support any more new houses. The schools, doctors etc are already full, the roads cannot cope even now.

Safety - access to this site would prove dangerous and hazardous on an already busy road.

### Comments on phasing

### DPP Allocation

Not proposed as housing allocation

### DPP Allocation Conclusion

Site sieved out. Not within settlement hierarchy

Outer South West

3467 Bruntcliffe Road

Site Details

Easting	425311	Northing	427102	Site area ha	0.5	SP7	Major Settlement Infill
HMCA	Outer South West				Ward	Morley South	

Site Characteristics

Site type	Greenfield
On-site land uses	
Vacant land	
Neighbouring land uses	
Manufacturing and Wholesale	
Dwellings	
Water Storage and Treatment	

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

## Outer South West

3467 Bruntcliffe Road

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

### SHLAA conclusions

Availability: Unavailable

Suitability: Unsuitable

Achievability: Short (=<5yrs)

### Summary of infrastructure provider comments

#### LCC Highways Comments

##### Public transport accessibility comments

25% of Site within accessibility zone for 4 buses per hour and 100% of site meets the core strategy standards for primary health, primary & secondary education and 25% of site to employment

Rank (1-5)

3

##### Access comments

Access ok from Bruntcliffe Road

5

##### Local network comments

Cumulative impact issues with other nearby sites

3

##### Mitigation measures

Local mitigation may be required for adjacent sites 1064

Total score

11

##### Highways site support

Yes Local mitigation may be required for adjacent sites 1064

##### Contingent on other sites

##### Contingent on other sites

#### Highways Agency

Impact	No material impact	Network Status	No objection
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#### Network Rail

#### Yorkshire Water

Treatment Works	Knostrop
-----------------	----------

Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

#### Environment Agency

##### Constraints

FZ1 under 1 ha. See comments in main text of our response.



Outer South West

3467 Bruntcliffe Road

LCC

Ecology support

Supported

Supported

Ecology boundary

Education comments

Flood Risk

Flood Zone 1. Covered resrvoir immediately to SW of site.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site			
App Number	Proposal	Decision	% of site
09/02886/FU	Laying out of access road and erect 5 detached houses	W	96
09/04620/FU	Laying out of access road and erect 5 detached dwellings	R	96

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
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Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Morley
Nearest train station distance (m)	1935.06
Nearest bus stop	4435
Nearest bus stop distance (m)	59.02

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input 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 within the urban area. Access through site is required for the covered reservoir. However, there may be the opportunity for limited development of the site if access is maintained.

Site affects others?

Sustainability summary

Significant negative - greenfield. Minor negative - pollution. Minor positive - access to schools, health and greenspace, and flood risk.

Summary of reps

Pro  
Change from Amber to Green to replace Green sites in Outer South West  
Potential Education and School site  
Morley Town Council - Site Must be co-ordinated with sites nearby and boundaries which should be drawn to reflect the recent Planning permission granted to Barratt Homes and the associated Sec 106 buffer-strip agreement.

Anti  
Green to Red - Bruntcliffe road Morley. Should be shelved until infrastructure is improved.  
Site has had conditions placed on them by a government inspector that was hard fought for and we strongly feel that those should be included in the LDF.  
Traffic/congestion- site is close to the A650 would put a vast unexceutable amount of traffic on to a road which is already classed as being over loaded by the highway department  
Pressure on local services, Schools /Doctors full

Loss of greenspace - VWhile there may be need for a realistic number of houses to be built the need to keep open green buffer zones between areas should be maintained these play an important part in all local cornmunties

Brownfield sites first - Brownfield sites such as Tingley Mills, land at the bottom of High Street, Bridge Street, Fountain Street and the many brownfield sites in Leeds, just to name a few should be developed first.

WYCA  
Amber Sites outside the Core Public Transport 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 be 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
433	10	Yes	Yes	
Yes				

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Site within the urban area. Access through site is required for the covered reservoir. However, there may be the opportunity for limited development of the site if access is maintained.

Outer South West

4002 Park Lees site, St Anthony's Road, Beeston

Site Details

Easting	428480	Northing	430640	Site area ha	0.5	SP7	Main Urban Area Infill
HMCA	Outer South West				Ward	Beeston and Holbeck	

Site Characteristics

Site type	Brownfield
On-site land uses	
Vacant building	
Neighbouring land uses	
Dwellings	
Education	

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

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## Outer South West

4002 Park Lees site, St Anthony's Road, Beeston

### SHLAA conclusions

Availability: Short ( $\leq 5$  yrs)

Suitability: Suitable

Achievability: Medium (6-10yrs)

### Summary of infrastructure provider comments

#### LCC Highways Comments

##### Public transport accessibility comments

Good Accessibility

Rank (1-5)

5

##### Access comments

Access from Beeston Park Place

5

##### Local network comments

Spare capacity but some 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, no mitigation required
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#### Network Rail

#### Yorkshire Water

Treatment Works	Knostrop
-----------------	----------

Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

#### Environment Agency

##### Constraints

FZ1 under 1ha. See comments in our previous I&O consultation

#### LCC

Ecology support	Supported
-----------------	-----------

Supported

Outer South West

4002 Park Lees site, St Anthony's Road, Beeston

Ecology boundary

Education comments

Flood Risk

Flood Zone 1

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	99.92
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Nearest train station	Cottingley
Nearest train station distance (m)	1234.89
Nearest bus stop	6671
Nearest bus stop distance (m)	133.75

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Previously a care home and now vacant. If the school requires space to expand then this site would provide an opportunity. Childrens Services are being consulted on all sites and any comments received will be considered before making final decisions on sites. The site is otherwise suitable for residential development in principle.

Site affects others?

Sustainability summary

Significant positive - brownfield site, greenhouse emissions, flood risk and accessibility. Minor positive - access to schools, health and greenspace and transport network.

Summary of reps

Pro

More suitable than other sites

Anti

None

WYCA

Green and Amber Sites within the Core Public Transport 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 (Centre of site)	Buses Per Hour	Access to Primary Schools	Access to Secondary Schools	Access to Primary Health
96	6	Yes	Yes	
Yes				

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

Previously a care home and now vacant. The site is otherwise suitable for residential development in principle.



Site Details

Easting	431509	Northing	426740	Site area ha	2.2	SP7	Other Rural Extension
HMCA	Outer South West				Ward	Ardsley and Robin Hood	

Site Characteristics

Site type	Brownfield
-----------	------------

On-site land uses
-------------------

Manufacturing and Wholesale
-----------------------------

Neighbouring land uses
------------------------

Agriculture
-------------

Dwellings
-----------

Other
-------

Other land uses
-----------------

Stables
---------

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description
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Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	No
Would development result in an isolated development?	No
Is the site well connected to the built up area?	Yes
Would development round off the settlement?	Partial
Is there a good existing barrier between the existing urban area and the undeveloped land?	No
Unrestricted Sprawl Conclusion	Low potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	Yes
Do features provide boundaries to contain the development?	No
Coalescence Conclusion	No merging of settlements

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas (SSSIs)	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	Yes
Does the site contain buildings	Yes
Are these buildings used for agricultural purposes?	No
Encroachment Conclusion	Site does not perform an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	No
Can development preserve this character?	
Character Conclusion	No effect on the setting and special character of historic features

## Outer South West

4004 Thorpe Hill Farm, Lingwell Gate Lane, Thorpe

### Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Brownfield site with existing employment use. Strong links to settlement, well contained site.

### 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 has access to 2 buses per hour. All of the site meets the core strategy standards for primary & secondary education and primary health

Rank (1-5)

3

##### Access comments

Access from Lingwell Gate Lane

5

##### Local network comments

Spare capacity but cumulative issues

3

##### 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
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#### Network Rail

#### Yorkshire Water

Treatment Works	Caldervale
-----------------	------------

There is limited capacity for new development at Caldervale. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

#### Environment Agency

##### Constraints

FZ1 over 1 ha. See comments in main text of our response.

Outer South West

4004 Thorpe Hill Farm, Lingwell Gate Lane, Thorpe

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
10/02996/FU	Retrospective change of use of warehouse/storage (use class B8) to general industry (use class B2)	A	80

Spatial relationships

UDP Designations		
N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Morley
Nearest train station distance (m)	4745.81
Nearest bus stop	2849
Nearest bus stop distance (m)	124.84

Agricultural classification	Grade 3
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input checked="" type="checkbox"/>

Conclusions

Issues and Options Summary

Green Belt site, surrounded by development, well contained and has a road frontage. However, the site is in existing employment use.

Site affects others?

Sustainability summary

Significant negative - employment. Minor negative - economic growth, access to leisure, community participation, transport network and pollution. Significant positive - flood risk. Minor positive - access to schools and health facilities, brownfield site,

Summary of reps

Pro  
Change from Amber to Green. Would fit with a small cluster of other developments but is in use for employment.  
Available and suitable for housing supply  
An assessment of Employment criteria is required in order to demonstrate that there is no planning need for the site to be retained in employment use and an allocation for residential use can proceed.

Anti  
Greenbelt/loss of greenspace

WYCA  
Amber Sites outside the Core Public Transport 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
1080	12	Yes	Yes	

Yes

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

Green Belt site, surrounded by development, well contained and has a road frontage.

Outer South West

4028 Thorpe Road, Middleton

Site Details

Easting	430199	Northing	427739	Site area ha	1.2	SP7	Main Urban Area Infill
HMCA	Outer South West				Ward	Middleton Park	

Site Characteristics

Site type	Greenfield
-----------	------------

On-site land uses

Outdoor amenity and open space

Neighbouring land uses

Dwellings

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

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 West

4028 Thorpe Road, Middleton

### SHLAA conclusions

Availability:

Suitability:

Achievability:

### Summary of infrastructure provider comments

#### LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

Mostly meets accessibility standards

4

Access comments

good frontage with Thorpe Road

5

Local network comments

Spare capacity within local network

5

Mitigation measures

Total score

14

Highways site support

Yes

Contingent on other sites

Contingent on other sites

#### Highways Agency

Impact No material impact Network Status No objection

#### Network Rail

#### Yorkshire Water

Treatment Works Knostrop

Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

#### Environment Agency

Constraints

FZ1 over 1 ha. See comments in main text of our response.

#### LCC

Ecology support Supported

Supported

## Outer South West

**4028**      **Thorpe Road, Middleton**

### Ecology boundary

### Education comments

### Flood Risk

Flood Zone 1. Possible surface water flood routing across the site.

### Utilities

#### Gas

#### Electric

#### Fire and Rescue

#### Telecoms

### Other

#### English Heritage

#### Natural England

### Planning History      Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
12/05335/FU	Variation of conditions 2 (plans approved), 16 (surface water run-off discharge rates) and 23 (code for sustainable homes) of planning application 12/02500/FU	<b>A</b>	100
12/05336/COND	Consent, agreement or approval required by conditions 2, 4, 5, 9, 10, 11, 12, 13, 16, 17, 18, 19, 20 and 22 of Planning Application 12/05335/FU	<b>INT</b>	100
12/02500/FU	Residential development comprising 128 houses, access roads and public open space	<b>A</b>	100
13/9/00183/MOD	Residential development comprising 128 houses, access roads and public open space NON MATERIAL AMENDMENT TO 12/02500/FU: Relocation of proposed plots 58-63 on Thorpe Crescent due to the location of an existing gas main	<b>M01</b>	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	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas	
Inner South RA	0.00
LB Corridor RA	0.00
EASEL RA	0.00
Aire Valley RA	0.00
West Leeds Gateway	0.00

Other Spatial Relationship

LCC ownership %	98.77
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Nearest train station	Morley
Nearest train station distance (m)	3255.48
Nearest bus stop	11226
Nearest bus stop distance (m)	44.95

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Vacant site in an existing residential area. Suitable for residential development in principle.

Site affects others?

Sustainability summary

Significant positive - brownfield site and flood risk. Minor positive - access to schools, health and greenspace, greenhouse emissions, transport network and accessibility.

Summary of reps

Pro  
RPT - Support allocation of site for housing – planning consent already secured for site and currently being delivered.

WYCA  
Green and Amber Sites within the Core Public Transport 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 (Centre of site)	Buses Per Hour	Access to Primary Schools	Access to Secondary Schools	Access to Primary Health
276	14	Yes	Yes	Yes

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

Vacant site in an existing residential area. Suitable for residential development in principle.

Outer South West

4029 Ravells Works, Whitehall Road

Site Details

Easting	427046	Northing	430909	Site area ha	2.8	SP7	Main Urban Area Extension
HMCA	Outer South West				Ward	Farnley and Wortley	

Site Characteristics

Site type	Greenfield
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On-site land uses

Manufacturing and Wholesale
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Neighbouring land uses

Manufacturing and Wholesale
-----------------------------

Managed Forest
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Other land uses - None

Topography	Flat	Landscape	Significant Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

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Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	No
Would development result in an isolated development?	No
Is the site well connected to the built up area?	No
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	No
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	No
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas (SSSIs)	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	Yes
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	No
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	No
Can development preserve this character?	
Character Conclusion	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Green Belt site. Development potential through linking of sites 2078, 3056 4029 and 1171B dependent on the necessary infrastructure and link road from Whitehall Road to Gelderd Road.
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## Outer South West

4029 Ravells Works, Whitehall Road

### SHLAA conclusions

Availability: Medium (6-10yrs)

Suitability: Suitable

Achievability: Longterm (11+yrs)

### Summary of infrastructure provider comments

#### LCC Highways Comments

##### Public transport accessibility comments

Currently poorly served by all services, however some potential if linked with adjacent sites

Rank (1-5)

3

##### Access comments

needs to be considered with adjacent sites and potential link road to A58

3

##### Local network comments

local congestion on A62 and Ring Road - requires comprehensive development and adjacent sites

3

##### Mitigation measures

Requires link road

Total score

9

##### Highways site support

Yes with mitigation

##### Contingent on other sites

Development potential through linking of sites 2078, 3056 4029 and 1171B dependent on the necessary infrastructure and link road from Whitehall Road to Gelderd Road.

##### Contingent on other sites

Development potential through linking of sites 2078, 3056 4029 and 1171B dependent on the necessary infrastructure and link road from Whitehall Road to Gelderd Road.

#### Highways Agency

Impact	No material impact	Network Status	No objection
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#### Network Rail

#### Yorkshire Water

Treatment Works	Knothrop
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Knothrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knothrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

#### Environment Agency

##### Constraints

FZ1 over 1 ha and site is on top of an historic landfill site. See comments in main text of our response

#### LCC

Ecology support	Supported
-----------------	-----------

Supported

Outer South West

4029 Ravells Works, Whitehall Road

Ecology boundary

Education comments

1171B+3056+2078+4029+637 = 1202 houses generates 300 primary and 120 secondary children. 1x1.5FE primary school required.

Flood Risk

Flood Zone 1

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	10.58	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	89.42	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	0.04
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Nearest train station	Cottingley
Nearest train station distance (m)	904.51
Nearest bus stop	4472
Nearest bus stop distance (m)	137.06

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input 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 checked="" type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input checked="" type="checkbox"/>

Conclusions

Issues and Options Summary

Green Belt site. Development potential through linking of sites 2078, 3056 4029 and 1171B dependent on the necessary infrastructure and link road from Whitehall Road to Gelderd Road.

Site affects others?

Sustainability summary

Minor negative - employment and economic growth, access to schools, health, leisure, community participation, waste and pollution.  
Significant positive - flood risk. Minor positive - access to greenspace and brownfield.

Summary of reps

Pro  
Rounding off  
Will Create services. There is also potential for primary school development in the area if the total number of sites is expanded.

Anti  
Needs to be red to protect employment. Amber to red.  
Not suitable for future housing

WYCA  
Amber Sites outside the Core Public Transport 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 be 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
790	10	Yes		
Yes	Yes			

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. Development potential through linking of sites 2078, 3056 4029 and 1171B dependent on the necessary infrastructure and link road from Whitehall Road to Gelderd Road.

Outer South West

4030 Thorpe Road, Thorpe Crescent, Middleton

Site Details

Easting	430362	Northing	427627	Site area ha	0.5	SP7	Main Urban Area Infill
HMCA	Outer South West				Ward	Middleton Park	

Site Characteristics

Site type	Greenfield
On-site land uses	
Vacant land	
Neighbouring land uses	
Dwellings	

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description	

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

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**Outer South West****4030 Thorpe Road, Thorpe Crescent, Middleton****SHLAA conclusions****Availability:****Suitability:****Achievability:****Summary of infrastructure provider comments****LCC Highways Comments**

Public transport accessibility comments

**Rank (1-5)**

Mostly meets accessibility standards

**4**

Access comments

good frontage with Thorpe Road

**5**

Local network comments

Spare capacity within local network

**5**

Mitigation measures

**Total score****14**

Highways site support

Yes

Contingent on other sites

Contingent on other sites

**Highways Agency**

Impact No material impact

Network Status

No objection

**Network Rail****Yorkshire Water**

Treatment Works

Knostrop

Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

**Environment Agency**

Constraints

FZ1 under 1 ha. See comments in main text of our response.

**LCC**

Ecology support

Supported

Supported

Outer South West

4030 Thorpe Road, Thorpe Crescent, Middleton

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
12/02500/FU	Residential development comprising 128 houses, access roads and public open space	A	99
13/9/00183/MOD	Residential development comprising 128 houses, access roads and public open space NON MATERIAL AMENDMENT TO 12/02500/FU: Relocation of proposed plots 58-63 on Thorpe Crescent due to the location of an existing gas main	M01	99
12/05335/FU	Variation of conditions 2 (plans approved), 16 (surface water run-off discharge rates) and 23 (code for sustainable homes) of planning application 12/02500/FU	A	99
12/05336/COND	Consent, agreement or approval required by conditions 2, 4, 5, 9, 10, 11, 12, 13, 16, 17, 18, 19, 20 and 22 of Planning Application 12/05335/FU	INT	99

Spatial relationships

UDP Designations

Core Strategy

4030 Thorpe Road, Thorpe Crescent, Middleton

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	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas	
Inner South RA	0.00
LB Corridor RA	0.00
EASEL RA	0.00
Aire Valley RA	0.00
West Leeds Gateway	0.00

Other Spatial Relationship

LCC ownership %	99.94
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Nearest train station	Morley
Nearest train station distance (m)	3431.38
Nearest bus stop	3448
Nearest bus stop distance (m)	152.16

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Cleared site in residential area currently grassed. Would be suitable for residential development in principle.

Site affects others?

Sustainability summary

Significant positive - brownfield site and flood risk. Minor positive - access to health and greenspace, greenhouse emissions, transport network and accessibility.

Summary of reps

All comments agree with Leeds City Council's Green allocation and one comment outlines that planning consent has already been secured and is currently being delivered.

Metro: Consideration needs to be given to if these sites would be able to meet the LDF public transport accessibility requirements should housing be brought forward. Significant developer contributions will be required at these sites to improve the public transport to meet the council LDF accessibility policies; particularly in the larger sites should these be brought forward for development. These include SHLAA ref: 2062, 1032, 1046, 1017 & 1055.

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

Cleared site in residential area currently grassed. Would be suitable for residential development in principle.

Outer South West

4031 Thorpe Road, Thorpe Crescent, Thorpe View, Middleton

Site Details

Easting	430451	Northing	427573	Site area ha	0.6	SP7	Main Urban Area Infill
HMCA	Outer South West				Ward	Middleton Park	

Site Characteristics

Site type	Brownfield
-----------	------------

On-site land uses
-------------------

Vacant land
-------------

Neighbouring land uses
------------------------

Dwellings
-----------

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

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## Outer South West

4031 Thorpe Road, Thorpe Crescent, Thorpe View, Middleton

### SHLAA conclusions

Availability: Short ( $\leq 5$  yrs)

Suitability: Suitable

Achievability: Short ( $\leq 5$  yrs)

### Summary of infrastructure provider comments

#### LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

Mostly meets accessibility standards

4

Access comments

good frontage with Thorpe Road

5

Local network comments

Spare capacity within local network

5

Mitigation measures

Total score

14

Highways site support

Yes

Contingent on other sites

Contingent on other sites

#### Highways Agency

Impact No material impact

Network Status

No objection

#### Network Rail

#### Yorkshire Water

Treatment Works Knostrop

Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

#### Environment Agency

Constraints

FZ1 under 1 ha. See comments in main text of our response.

#### LCC

Ecology support Supported

Supported

Outer South West

4031 Thorpe Road, Thorpe Crescent, Thorpe View, Middleton

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
14/01086/COND	Consent, agreement or approval required by conditions 5, 6, 7, 8, 10, 12 18 and 20 of Planning Application 13/03826/FU		100
13/03826/FU	Residential development for 25 dwellings and associated landscaping	A	100
14/9/00056/MOD	Residential development for 25 dwellings and associated landscaping NON MATERIAL AMENDMENT to 13/03826/FU: - Amend front elevations to omit the varying amount of brickwork between first floor windows and eaves. - Proposed bin stores located on front of plots 12 + 15 - due to existing/binstore to be landscaped.	M01	100
14/01042/COND	Consent, agreement or approval required by conditions 5, 6, 7, 8, 10, 12, 17, 18 and 20 of Planning Application 13/03826/FU	INT	100

Spatial relationships

UDP Designations

Core Strategy

4031 Thorpe Road, Thorpe Crescent, Thorpe View, Middleton

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	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas	
Inner South RA	0.00
LB Corridor RA	0.00
EASEL RA	0.00
Aire Valley RA	0.00
West Leeds Gateway	0.00

Other Spatial Relationship

LCC ownership %	99.13
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Nearest train station	Morley
Nearest train station distance (m)	3526.97
Nearest bus stop	3448
Nearest bus stop distance (m)	48.57

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>



Conclusions

Issues and Options Summary

Cleared site in residential area currently grassed. Would be suitable for residential development in principle.

Site affects others?

Sustainability summary

Significant positive - brownfield site and flood risk. Minor positive - access to health and greenspace, greenhouse emissions, transport network and accessibility.

Summary of reps

All comments support development on site 4031.

Metro: 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.

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 West

4032 Thorpe Road, Thorpe Square, Middleton

Site Details

Easting	430545	Northing	427529	Site area ha	0.7	SP7	Main Urban Area Infill
HMCA	Outer South West				Ward	Middleton Park	

Site Characteristics

Site type	Brownfield
-----------	------------

On-site land uses
-------------------

Vacant land
-------------

Neighbouring land uses
------------------------

Dwellings
-----------

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

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## Outer South West

4032 Thorpe Road, Thorpe Square, Middleton

### SHLAA conclusions

Availability: Short ( $\leq 5$  yrs)

Suitability: Suitable

Achievability: Short ( $\leq 5$  yrs)

### Summary of infrastructure provider comments

#### LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

Mostly meets accessibility standards

4

Access comments

good frontage with Thorpe Road

5

Local network comments

Spare capacity within local network

5

Mitigation measures

Total score

14

Highways site support

Yes

Contingent on other sites

Contingent on other sites

#### Highways Agency

Impact No material impact Network Status No objection

#### Network Rail

#### Yorkshire Water

Treatment Works Knostrop

Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

#### Environment Agency

Constraints

FZ1 under 1 ha. See comments in main text of our response.

#### LCC

Ecology support Supported

Supported

Outer South West

4032 Thorpe Road, Thorpe Square, Middleton

Ecology boundary

Education comments

Flood Risk

Flood Zone 1

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship		
LCC ownership %		99.95

Nearest train station	Morley
Nearest train station distance (m)	3626.67
Nearest bus stop	3448
Nearest bus stop distance (m)	55.21

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Cleared site in residential area currently grassed. Would be suitable for residential development in principle.

Site affects others?

Sustainability summary

Significant positive - brownfield site and flood risk. Minor positive - access to health and greenspace, greenhouse emissions, transport network and accessibility.

Summary of reps

All comments support development on the site and agree with GREEN allocation.

Metro: 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.

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

Cleared site in residential area currently grassed. Would be suitable for residential development in principle.

Site Details

Easting	430642	Northing	427381	Site area ha	0.2	SP7	Main Urban Area Infill
HMCA	Outer South West				Ward	Middleton Park	

Site Characteristics

Site type	Brownfield
-----------	------------

On-site land uses
-------------------

Vacant land
-------------

Neighbouring land uses
------------------------

Dwellings
-----------

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

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## Outer South West

4033 Throstle Crescent, Middleton

### SHLAA conclusions

**Availability:** Medium (6-10yrs)

**Suitability:** Suitable

**Achievability:** Short (=<5yrs)

### Summary of infrastructure provider comments

#### LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

Mostly meets accessibility standards

4

Access comments

reasonable frontage with Thorpe Road

4

Local network comments

Spare capacity within local network

5

Mitigation measures

Total score

13

Highways site support

Yes

Contingent on other sites

Contingent on other sites

#### Highways Agency

Impact No material impact

Network Status

No objection

#### Network Rail

#### Yorkshire Water

Treatment Works Knostrop

Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

#### Environment Agency

Constraints

FZ1 under 1 ha. See comments in main text of our response.

#### LCC

Ecology support Supported

Supported



Outer South West

4033      Throstle Crescent, Middleton

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	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				
N5 Open Space	0.00				
N6 Playing Pitch	0.00				
N8 Urban Green Corridor	0.00				
CC Shopping Quarter	0.00				
UDP City Centre	0.00				
S2S6 Town Centre	0.00				
Proposed Local Centre	0.00				
Overlaps N37 SLA	<input type="checkbox"/>				
Sch. Ancient Mon.	0.00				

Other Spatial Relationship

LCC ownership %	100.00
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Nearest train station	Morley
Nearest train station distance (m)	3747.78
Nearest bus stop	3448
Nearest bus stop distance (m)	225.12

Agricultural classification	Grade 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

Flat site in residential area suitable in principle for residential development.

Site affects others?

Sustainability summary

Significant negative - brownfield site. Minor positive - access to health and greenspace, greenhouse emissions, flood risk, transport network and accessibility.

Summary of reps

All comments support development on the site and agree with GREEN allocation.

Metro: 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.

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Flat site in residential area suitable in principle for residential development.

Site Details

Easting	429737	Northing	427620	Site area ha	0.4	SP7	Main Urban Area Infill
HMCA	Outer South West				Ward	Middleton Park	

Site Characteristics

Site type	Brownfield
-----------	------------

On-site land uses

Outdoor amenity and open space

Neighbouring land uses

Dwellings

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

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 West

4034 Acre Road, Sissons Drive, Middleton

### SHLAA conclusions

Availability: Short ( $\leq 5$  yrs)

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

Good opportunities for access

5

Local network comments

Spare capacity within local network

5

Mitigation measures

Total score

14

Highways site support

Yes

Contingent on other sites

Contingent on other sites

#### Highways Agency

Impact No material impact

Network Status

No objection

#### Network Rail

#### Yorkshire Water

Treatment Works Knostrop

Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

#### Environment Agency

Constraints

FZ1 under 1 ha. See comments in main text of our response.

#### LCC

Ecology support Supported

Supported

Outer South West

4034      Acre Road, Sissons Drive, Middleton

Ecology boundary

Education comments

Flood Risk

Flood Zone 1

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Planning History      Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	100.00
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Nearest train station	Morley
Nearest train station distance (m)	2814.84
Nearest bus stop	8199
Nearest bus stop distance (m)	56.60

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Flat grassed site in residential area previously occupied by flats. Suitable in principle for residential development.

Site affects others?

Sustainability summary

Significant positive - brownfield site and flood risk. Minor positive - access to health and greenspace, greenhouse emissions, transport network and accessibility.

Summary of reps

All comments support development on the site and agree with GREEN allocation.

Metro: 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.

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

Flat grassed site in residential area previously occupied by flats. Suitable in principle for residential development.



Outer South West

4035      Throstle Mount, Middleton

Site Details

Easting	429877	Northing	427198	Site area ha	0.4	SP7	Main Urban Area Infill
HMCA	Outer South West				Ward	Middleton Park	

Site Characteristics

Site type	Mix 60:40
On-site land uses	
Vacant land	
Neighbouring land uses	
Dwellings	
Education	

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

--

## Outer South West

4035 Throstle Mount, Middleton

### SHLAA conclusions

Availability: Short ( $\leq 5$  yrs)

Suitability: Suitable

Achievability: Medium (6-10yrs)

### Summary of infrastructure provider comments

#### LCC Highways Comments

##### Public transport accessibility comments

Mostly meets accessibility standards

Rank (1-5)

4

##### Access comments

Reasonable opportunities for access

4

##### Local network comments

Spare capacity within local network

5

##### Mitigation measures

Total score

13

##### Highways site support

Yes

##### Contingent on other sites

##### Contingent on other sites

#### Highways Agency

Impact	No material impact	Network Status	No objection
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#### Network Rail

#### Yorkshire Water

Treatment Works	Knostrop
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Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

#### Environment Agency

##### Constraints

FZ1 under 1 ha. See comments in main text of our response.

#### LCC

Ecology support	Supported
-----------------	-----------

Supported

Outer South West

4035      Throstle Mount, Middleton

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	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				
N5 Open Space	0.00				
N6 Playing Pitch	0.00				
N8 Urban Green Corridor	0.00				
CC Shopping Quarter	0.00				
UDP City Centre	0.00				
S2S6 Town Centre	0.00				
Proposed Local Centre	0.00				
Overlaps N37 SLA	<input type="checkbox"/>				
Sch. Ancient Mon.	0.00				

Other Spatial Relationship		
LCC ownership %		99.94

Nearest train station	Morley
Nearest train station distance (m)	3050.95
Nearest bus stop	5297
Nearest bus stop distance (m)	92.52

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Site is within a residential area, is currently vacant and has had previous permission for housing. Suitable in principle for residential development.

Site affects others?

Sustainability summary

Significant positive - access to greenspace, brownfield site and flood risk. Minor positive - access to health, greenhouse emissions, transport network and accessibility.

Summary of reps

All comments support development on the site and agree with GREEN allocation.

Metro: 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.

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

Site is within a residential area, is currently vacant and has had previous permission for housing. Suitable in principle for residential development.

Outer South West

4052 Syke Road, Woodkirk

Site Details

Easting	427636	Northing	425364	Site area ha	0.3	SP7	Smaller Settlement Infill
HMCA	Outer South West				Ward	Morley South	

Site Characteristics

Site type	Mixed
-----------	-------

On-site land uses
-------------------

Vacant land
-------------

Neighbouring land uses
------------------------

Dwellings
-----------

Other land uses - None

Topography	Flat	Landscape	Significant Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/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 West

4052 Syke Road, Woodkirk

### SHLAA conclusions

Availability:

Suitability:

Achievability:

### Summary of infrastructure provider comments

#### LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

Mostly meets accessibility standards

4

Access comments

Awkward access onto Skye Road - any development should be kept to minimum

3

Local network comments

Spare capacity within local network

5

Mitigation measures

Total score

12

Highways site support

Yes, subject to suitable access

Contingent on other sites

Contingent on other sites

#### Highways Agency

Impact	No material impact	Network Status	No objection
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#### Network Rail

#### Yorkshire Water

Treatment Works	Caldervale
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There is limited capacity for new development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

#### Environment Agency

Constraints

FZ1 under 1 ha. See comments in main text of our response.

#### LCC

Ecology support	Supported
-----------------	-----------

Supported

Outer South West

4052 Syke Road, Woodkirk

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
09/03293/DEM	Determination for demolition of 5 dwellings and 2 outbuildings	PAR	100

Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	1.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Morley
Nearest train station distance (m)	2823.73
Nearest bus stop	12095
Nearest bus stop distance (m)	106.94

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Within the urban area. The site has a number of trees on site but buildings on site have been demolished and it would be appropriate for residential development in principle.

Site affects others?

Sustainability summary

Minor negative - access to health. Significant positive - access to greenspace, brownfield site and flood risk. Minor positive - access to schools, greenhouse emissions, transport network and accessibility.

Summary of reps

All comments support development on the site and agree with GREEN allocation:

Short term - this is a classic example of a previously developed site which should be a priority for re-use.

Metro: 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.

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Within the urban area. The site has a number of trees on site but buildings on site have been demolished and it would be appropriate for residential development in principle.

Site Details

Easting	426730	Northing	427735	Site area ha	0.4	SP7	Major Settlement Infill
HMCA	Outer South West				Ward	Morley South	

Site Characteristics

Site type	Brownfield
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On-site land uses
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Education
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Neighbouring land uses
------------------------

Dwellings
-----------

Other land uses
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Neighbouring uses include social club and car repairs
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Topography	Flat	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description
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Education site.
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

**Outer South West****4053      Joseph Priestly College****SHLAA conclusions****Availability:** Unknown**Suitability:** Suitable**Achievability:** Medium (6-10yrs)**Summary of infrastructure provider comments****LCC Highways Comments**

## Public transport accessibility comments

Meets all accessibility criteria

**Rank (1-5)****5**

## Access comments

Opportunities for access

**4**

## Local network comments

Small development - negligible local impact

**4**

## Mitigation measures

**Total score****13**

## Highways site support

Yes

## Contingent on other sites

## Contingent on other sites

**Highways Agency**

Impact    No material impact

Network Status

No objection

**Network Rail****Yorkshire Water**

Treatment Works    Knostrop

Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

**Environment Agency**

Constraints

FZ1 under 1 ha. See comments in main text of our response.

**LCC**

Ecology support

Supported

Supported

Outer South West

4053 Joseph Priestly College

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
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Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	1.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Morley
Nearest train station distance (m)	439.42
Nearest bus stop	7851
Nearest bus stop distance (m)	189.13

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input 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 building should be retained and converted, but suitable for residential in principle.

Site affects others?

Sustainability summary

Significant positive - greenhouse emissions, flood risk, transport network and accessibility. Minor positive - access to schools, health, leisure and greenspace, community participation and brownfield site.

Summary of reps

Three out of four comments are pro-development.

Metro: 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.

One comment outlines that though development is acceptable in principle on the site infrastructure ( schools/doctors/ dentists) in Morley needs improving first.

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

Existing building should be retained and converted, but suitable for residential in principle.

Outer South West

4054 Peel Street Centre

Site Details							
Easting	426700	Northing	427649	Site area ha	0.2	SP7	Major Settlement Infill
HMCA	Outer South West				Ward	Morley South	

Site Characteristics	
Site type	Brownfield
On-site land uses	
Car Parks	
Neighbouring land uses	
Manufacturing and Wholesale	
Dwellings	
Other	
Other land uses	
Non residential institution (nursery)	

Topography	Flat	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	



## Outer South West

4054 Peel Street Centre

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

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### SHLAA conclusions

Availability:

Suitability:

Achievability:

### Summary of infrastructure provider comments

#### LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

Meets all accessibility criteria

5

Access comments

opportunities for access

4

Local network comments

Small development - negligible local impact

4

Mitigation measures

Total score

13

Highways site support

Yes

Contingent on other sites

Contingent on other sites

#### Highways Agency

Impact	No material impact	Network Status	No objection
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#### Network Rail

#### Yorkshire Water

Treatment Works	Knostrop
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Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

#### Environment Agency

Constraints

FZ1 under 1 ha. See comments in main text of our response.

Outer South West

4054 Peel Street Centre

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	0.00	% 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 %	11.46
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Nearest train station	Morley
Nearest train station distance (m)	528.32
Nearest bus stop	905
Nearest bus stop distance (m)	114.62

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Site currently used for parking in an area of mixed employment and residential uses. There is residential development (including a nursery) to three sides. Suitable for residential development in principle.

Site affects others?

Sustainability summary

Significant positive - greenhouse emissions, flood risk, transport network and accessibility. Minor positive - access to schools, health, leisure and greenspace, community participation and brownfield site.

Summary of reps

All comments support development on the site and agree with Green allocation.

Metro: 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.

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Site currently used for parking in an area of mixed employment and residential uses. There is residential development (including a nursery) to three sides. Suitable for residential development in principle.

Outer South West

4175 Beeston Park Ring Road, Beeston

Site Details

Easting	428670	Northing	429576	Site area ha	1.9	SP7	Main Urban Area Infill
HMCA	Outer South West				Ward	Beeston and Holbeck	

Site Characteristics

Site type	Greenfield
-----------	------------

On-site land uses

Outdoor amenity and open space

Neighbouring land uses

Dwellings

Transport tracks and ways

Other land uses - None

Topography	Flat and sloping	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Large swathe of greenspace providing amenity space. Significant area of trees on the north east edge of site.

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 West

4175 Beeston Park Ring Road, Beeston

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: Suitable Achievability: Longterm (11+yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
Meets CS except health	4
Access comments	
Access from A653 ok	5
Local network comments	
Local congestion	3
Mitigation measures	Total score
	12
Highways site support	
Yes	
Contingent on other sites	
Contingent on other sites	

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. On historic landfill within eastern section of site.	

LCC

Ecology support	Supported
Supported	

Outer South West

4175 Beeston Park Ring Road, Beeston

Ecology boundary

Education comments

Flood Risk

Flood Zone1

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
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Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	70.18	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	91.38
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4175 Beeston Park Ring Road, Beeston

Nearest train station	Cottingley
Nearest train station distance (m)	1377.11
Nearest bus stop	10588
Nearest bus stop distance (m)	95.69

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input 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

Designated N1 greenspace providing landscape setting and amenity value for adjoining area. The existing use of the land should be retained.

Site affects others?

No

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Designated N1 greenspace providing landscape setting and amenity value for adjoining area. The existing use of the land should be retained.

Site Details

Easting	428796	Northing	425354	Site area ha	0.3	SP7	Smaller Settlement Infill
HMCA	Outer South West				Ward	Ardsley and Robin Hood	

Site Characteristics

Site type	Brownfield
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description	
-------------	--

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/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
12/03373/FU	Demolition of church, laying out of access and erect 14 houses, with landscaping	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
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Nearest train station	Morley
Nearest train station distance (m)	3305.63
Nearest bus stop	9656
Nearest bus stop distance (m)	121.43

Agricultural classification	Grade 3
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation  
Identified housing site

DPP Allocation Conclusion  
Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted

Site Details

Easting	425741	Northing	426922	Site area ha	0.4	SP7	Major Settlement Infill
HMCA	Outer South West				Ward	Morley South	

Site Characteristics

Site type	Brownfield
On-site land uses	
Vacant building	
Neighbouring land uses	
Education	
Dwellings	
Medical and Health care services	
Storage	

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	No

Description	Site of former school with planning permission for change of use to residential use. Permission implemented.
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

## Outer South West

4187 Cross Hall School House, Morley

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

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### SHLAA conclusions

Availability: Short (=<5 yrs)

Suitability: LDF to determine

Achievability: Short (=<5yrs)

### Summary of infrastructure provider comments

#### LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

Meets Core Standards

5

Access comments

Access onto Fountain Street

4

Local network comments

Small site, acceptable

5

Mitigation measures

Total score

14

Highways site support

Yes

Contingent on other sites

Already developed 12/01739/FU 13units

Contingent on other sites

Already developed 12/01739/FU 13units

#### Highways Agency

Impact	No material impact	Network Status	No objection, no mitigation required
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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
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Supported (Green)

Outer South West

4187 Cross Hall School House, Morley

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
12/01742/CA	Conservation Area Application for partial demolition of boundary wall and alterations to school building	A	98
12/01739/FU	Change of use of existing school and outbuilding to form 13 houses	A	98
12/04617/COND	Consent, agreement or approval required by conditions 5, 6, 7, 8, 9, 10, 11, 13, 15 and 18 of Planning Application 12/01739/FU	A	98
12/04612/COND	Consent, agreement or approval required by condition 3 of Planning Application 12/01742/CA	A	98

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 %	99.98
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Nearest train station	Morley
Nearest train station distance (m)	1703.09
Nearest bus stop	9822
Nearest bus stop distance (m)	29.93

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Brownfield site with planning permission for change of use to residential (implemented?). Should be an "identified" housing site.

Site affects others?

No

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

Site Details

Easting	426395	Northing	428016	Site area ha	0.7	SP7	Major Settlement Infill
HMCA	Outer South West				Ward	Morley South	

Site Characteristics

Site type	Greenfield
-----------	------------

On-site land uses
-------------------

Derelict

Neighbouring land uses
------------------------

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Other land uses - None

Topography	Flat and sloping	Landscape	Significant Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description
-------------

Former St Marys church previously subject to severe fire damage now derelict. Stone structure of building remains and landscaped church yard with grave stones. Planning permission granted for change of use to residential use.

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

SHLAA conclusions

Availability: Short (=<5 yrs) Suitability: Suitable Achievability: Short (=<5yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
Meets Core Standards	5
Access comments	
Access from Troy Rd	4
Local network comments	
Small site, acceptable	5
Mitigation measures	Total score
	14
Highways site support	
Yes	
Contingent on other sites	
11/03697/FU 18units	
Contingent on other sites	
11/03697/FU 18units	

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	Not supported
Not supported (Red) - much of this site is a churchyard with a cover of lowland mixed deciduous woodland a UK Biodiversity Action Plan priority habitat.	

## Outer South West

### 4198 St Marys Congregational Church, Morley

#### Ecology boundary

Supported with mitigation (Amber) if Red hatched areas are excluded and boundary amended as per drawing RM/4198. Mitigation will still be required to ensure impacts on adjacent woodland habitat are addressed. Retain the mature woodland areas and provide on-going positive management. Bat surveys for buildings and trees will be required.

#### 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
10/01908/FU	Change of use, involving alterations and addition of new mezzanine floors to vacant church, to form restaurant and 9 hotel suites and erect 3 storey detached block of 30 hotel rooms, with relocation of gravestones, new car parking and landscaping	<b>R</b>	100
10/00443/FU	Change of use, involving alterations and addition of new mezzanine floors to vacant church, to form restaurant and 9 hotels suites and erect 3 storey detached block of 30 hotel rooms, with removal/relocation of gravestones, new car parking and landscaping	<b>W</b>	100
10/00442/LI	Listed Building Application for alterations and addition of new mezzanine floors to vacant church, to form restaurant and 9 hotels suites and erect 3 storey detached block of 30 hotel rooms, with removal/relocation of gravestones, new car parking and landscaping	<b>W</b>	100
10/01909/LI	Listed Building Application for alterations and addition of new mezzanine floors to vacant church, to form restaurant and 9 hotel suites and erect 3 storey detached block of 30 hotel rooms, with relocation of gravestones, new car parking and landscaping	<b>R</b>	100
11/03713/LI	Listed Building application for re-building of fire damaged Church and alterations to form 18 flats	<b>A</b>	100
11/03697/FU	Re-building of fire damaged Church and change of use to form 18 flats, two pairs of semi detached houses, associated landscaping and car parking	<b>A</b>	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.	1.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	1.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Morley
Nearest train station distance (m)	576.57
Nearest bus stop	11087
Nearest bus stop distance (m)	110.49

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>
Overlaps Listed Building	<input 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

The site has planning permission for change of use to residential use. Should be "identified" housing site.

Site affects others?

No

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 West

4205      Howley Hall Farm, Scotchman Lane, Morley

Site Details

Easting	425485	Northing	426021	Site area ha	8.7	SP7	Other Rural Extension
HMCA	Outer South West				Ward	Morley South	

Site Characteristics

Site type	Greenfield
-----------	------------

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description	
-------------	--

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 type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Morley
Nearest train station distance (m)	2556.93
Nearest bus stop	4863
Nearest bus stop distance (m)	262.08

Agricultural classification	Non-agricultural
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Adverse imapct on the openness of the Green Belt.

Outer South West

4206 Land off Asquith Ave, Morley

Site Details

Easting	425576	Northing	428875	Site area ha	1	SP7	Major Settlement Extension
HMCA	Outer South West				Ward	Morley North	

Site Characteristics

Site type	Greenfield
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On-site land uses
-------------------

Agriculture
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Transport tracks and ways
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Neighbouring land uses
------------------------

Transport tracks and ways
---------------------------

Unmanaged Forest
------------------

Agriculture
-------------

Other land uses - None

Topography	Flat and sloping	Landscape	Significant Tree Cover
Boundaries	Poorly defined	Road front	Yes

Description
-------------

Isolated site accessed by footway from Asquith Avenue. Site runs parellel to the M621.

Greenbelt Assessment

1. Check the unrestrictcd 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?	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 encroahment

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	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	

Outer South West

4206 Land off Asquith Ave, Morley

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

The site is an isolated location not connected to the existing built up area and has poorly defined boundaries. Development of the site would lead to unrestricted urban sprawl.

SHLAA conclusions

Availability: Longterm (+11yrs) Suitability: LDF to determine Achievability: Longterm (11+yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
Meets CS except 50% secondary ed	4
Access comments	
Poor visibility to right, would need some tree/bush loss outside site boundary	2
Local network comments	
Capacity concern at either end of Asquith Ave, impact on school	3
Mitigation measures	Total score
Improved visibility, possible capacity improvements	9
Highways site support	
Yes with mitigation	
Contingent on other sites	
Contingent on other sites	

Highways Agency

Impact	No material impact	Network Status	No objection, no mitigation required

Network Rail

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Yorkshire Water

Treatment Works

Environment Agency

Constraints
FZ1 over 1ha. See comments in our previous I&O consultation. Ordinary watercourse runs parrallel to northern boundary within 20m of site.

LCC

Ecology support	Not supported
Red - There are blocks of lowland mixed deciduous woodland UK BAP priority habitat on this site and the site lies within an existing LNA . This woodland forms an important link in the wildlife habitat network and should be retained and enhanced. This proposed allocation includes 0.33ha of replanted ancient woodland - this habitat is decrived as irreplaceable in the NPPF. Some very limited development outside of the woodland may be	

Outer South West

4206 Land off Asquith Ave, Morley

acceptable but as proposed the only road access involves removal of an area of woodland.

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	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

4206 Land off Asquith Ave, Morley

LCC ownership %	0.00
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Nearest train station	Morley
Nearest train station distance (m)	1587.56
Nearest bus stop	6449
Nearest bus stop distance (m)	222.08

Agricultural classification	Grade 3
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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 checked="" 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 an isolated location not connected to the existing built up area and has poorly defined boundaries. Development of the site would lead to unrestricted urban sprawl. Not supported.

Site affects others?

No

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green belt site. The site is an isolated location not connected to the existing built up area and has poorly defined boundaries. Development of the site would lead to unrestricted urban sprawl. Not supported.



Outer South West

4208 Daisy Hill Avenue, Morley

Site Details

Easting	427154	Northing	428592	Site area ha	1	SP7	Major Settlement Extension
HMCA	Outer South West				Ward	Morley North	

Site Characteristics

Site type	Greenfield
On-site land uses	
Agriculture	
Neighbouring land uses	
Dwellings	
Energy production and distribution	
Other	

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Poorly defined	Road front	No

Description	Existing area of rough grassland with some trees. Site adjoined by agricultural land, housing, block of domestic garages and pylons. The site does not have direct access to the highway. There is a narrow strip of third party land onto the access onto Daily Hill Avenue.
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Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute ribbon development?	No
Would development result in an isolated development?	No
Is the site well connected to the built up area?	No
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	No
Unrestricted Sprawl Conclusion	High potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	No
Coalescence Conclusion	No merging but there is no defensible boundary

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas (SSSIs)	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	Yes
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	No
Can development preserve this character?	
Character Conclusion	

Outer South West

4208 Daisy Hill Avenue, Morley

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

The site has poorly defined boundaries and would create an irregular green belt boundary. The land juts out into the green belt. Even when combined with adjoining sites 1282 and 1283 it does not create a logical site or green belt boundary.

SHLAA conclusions

Availability: Short (=≤5 yrs) Suitability: LDF to determine Achievability: Longterm (11+ yrs)

Summary of infrastructure provider comments

LCC Highways Comments		Rank (1-5)
Public transport accessibility comments		
Fails bus and employment, meets rail, health and education.		3
Access comments		4
Access on to Daisy Hill Ave ok for size of site, link to 1282 would be better		
Local network comments		3
A643 congested at peaks		
Mitigation measures		Total score
		10
Highways site support		
Yes		
Contingent on other sites		
1282		
Contingent on other sites		
1282		

Highways Agency			
Impact	No material impact	Network Status	No objection, no mitigation required

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	
FZ1 under 1ha. See comments in our previous I&O consultation. Ordinary watercourse running along northern boundary of site	

LCC	
Ecology support	Supported
Supported	

Outer South West

4208 Daisy Hill Avenue, Morley

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	95.47	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
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	Morley
Nearest train station distance (m)	520.99
Nearest bus stop	8397
Nearest bus stop distance (m)	377.15

Agricultural classification	Grade 3
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

The site has poorly defined boundaries and would create an irregular green belt boundary. The land juts out into the green belt. Even when combined with adjoining sites 1282 and 1283 it does not create a logical site or green belt boundary. The site is proposed N5 in the UDP.

Site affects others?

No

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

The site has poorly defined boundaries and would create an irregular green belt boundary. The land juts out into the green belt. Even when combined with adjoining sites 1282 and 1283 it does not create a logical site or green belt boundary. The site is proposed N5 in the UDP.

Site Details

Easting	423535	Northing	428039	Site area ha	10.9	SP7	Smaller Settlement Extension
HMCA	Outer South West				Ward	Morley North	

Site Characteristics

Site type	Greenfield
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On-site land uses
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Agriculture
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Neighbouring land uses
------------------------

Agriculture
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Transport tracks and ways
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Other land uses - None

Topography	Flat and sloping	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description
-------------

A very isolated site, cut off from the villages of Drighlington and Gildersome by the A650. The site is landlocked by the A650 and the M621.
--

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?	Yes
Is the site well connected to the built up area?	No
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	High potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	Yes
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

The development of this site would lead to an isolated development contained by the road network. Development would impact on the openness of the Green Belt.
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SHLAA conclusions

Availability: Short (=≤5 yrs) Suitability: LDF to determine Achievability: Longterm (11+yrs)

Summary of infrastructure provider comments

LCC Highways Comments		Rank (1-5)
Public transport accessibility comments		
Fails bus and employment, meets rail, health and education.		3
Access comments		3
Would need a significant access off A650 due to speed of road and dual c/w, pos left in left out. Combine with 1332 for access.		
Local network comments		2
A650 long queues am peak eastbound		
Mitigation measures		Total score
junction + some mitigation at J27 roundabout		
8		
Highways site support		
No		
Contingent on other sites		
1332		
Contingent on other sites		
1332		

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. On historic landfill (within central portion of site)

LCC	
Ecology support	Supported
Supported	
Ecology boundary	
Education comments	

Outer South West

4209 Land off A650 Drighlington bypass

Flood Risk

Flood Zone 1

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
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Spatial relationships

UDP Designations

N32 Greenbelt	99.99	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input 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

Morley

Nearest train station distance (m)

3430.39

Nearest bus stop

14248

Nearest bus stop distance (m)

286.61

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 checked="" 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 site would lead to isolated development contained by road network.

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green belt site. This site would lead to isolated development contained by road network.

Site Details

Easting	427494	Northing	428238	Site area ha	3.2	SP7	Major Settlement Infill
HMCA	Outer South West				Ward	Morley South	

Site Characteristics

Site type	Brownfield
On-site land uses	
Wholesale distribution	
Neighbouring land uses	
Agriculture	
Dwellings	

Other land uses - None

Topography	Sloping	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description	
Site is split between a storage depot and workshop uses with a small amount of office space.	

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?	
Unrestricted Sprawl Conclusion	High potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	Yes
Coalescence Conclusion	No merging of settlements

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
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?	Yes
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	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	No
Can development preserve this character?	Yes
Character Conclusion	No effect on the setting and special character of historic features

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

The majority of the site is not within the Green Belt, it is white land within the main urban area. However the woodland area to the north is natural greenspace within the PPG17 assessment and subject to policy GP6:12 of the UDP - environmental improvements.

## Outer South West

4211 Archbold Holdings, Morley

### SHLAA conclusions

Availability: Short (=<5 yrs)

Suitability: Suitable

Achievability: Short (=<5yrs)

### Summary of infrastructure provider comments

#### LCC Highways Comments

##### Public transport accessibility comments

Meets PT part health and education

Rank (1-5)

4

##### Access comments

Existing access on to Albert Road ok

5

##### Local network comments

Local network OK

4

##### 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, no mitigation required
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#### Network Rail

#### Yorkshire Water

Treatment Works

#### Environment Agency

##### Constraints

FZ1 over 1ha. See comments in our previous I&O consultation. Historic landfill within centre of site & western boundary of site. Close to EA permitted Morley Waste Oil Facility which is currently non-operational, however is has previously had complaints of odour, oil spills and smoke.

#### LCC

Ecology support	Not supported
-----------------	---------------

Red - Albert and Valley Road Leeds Nature Area lies in the northern half of this proposed allocation. The site is lowland mixed deciduous woodland and acid grassland habitat - it forms part of an important woodland wildlife corridor. The Lowland mixed deciduous woodland on this site is a UK BAP habitat - the acid grassland may also be. Both habitats form part of a larger wildlife habitat network linking through to the railway corridor. Significant tree belts along east and west boundaries also need to be retained and enhanced to contribute to ecological linkages.

##### Ecology boundary

Supported with mitigation (Amber) if Red hatched areas are excluded and boundary amended as per drawing RM/4211. Mitigation will still be

Outer South West

4211 Archbold Holdings, Morley

required to ensure impacts on adjacent habitat are addressed.

Education comments

Flood Risk

Flood Zone 1

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations

N32 Greenbelt	14.10	% 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"/>	
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
-----------------	------

4211 Archbold Holdings, Morley

Nearest train station	Morley
Nearest train station distance (m)	545.86
Nearest bus stop	2207
Nearest bus stop distance (m)	229.14

Agricultural classification	Urban
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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

Develop site but retain green space as part of the layout.

Site affects others?

No.

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

Develop site but retain green space as part of the layout.

Outer South West

4252 Sherwood Industrial Estate

Site Details

Easting	432656	Northing	427168	Site area ha	1.3	SP7	Smaller Settlement Infill
HMCA	Outer South West				Ward	Ardsley and Robin Hood	

Site Characteristics

Site type	Brownfield
-----------	------------

On-site land uses
-------------------

Manufacturing and Wholesale
-----------------------------

Storage
---------

Neighbouring land uses
------------------------

Dwellings
-----------

Outdoor amenity and open space
--------------------------------

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description
-------------

An industrail site with a mix of worksops, warehouse and storage use. Site boundary does not appear to include a small part of land which fronts onto the road with access through the site. This piece of land should be included.

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	No
Would development result in an isolated development?	No
Is the site well connected to the built up area?	Yes
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	Low potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	No merging of settlements

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	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	No
Does the site contain buildings	Yes
Are these buildings used for agricultural purposes?	No
Encroachment Conclusion	Site does not perform an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	No
Can development preserve this character?	
Character Conclusion	No effect on the setting and special character of historic features



Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

No adverse impact.

SHLAA conclusions

Availability: Unknown                      Suitability: Suitable                      Achievability: Medium (6-10yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
Ok except primary Health	4
Access comments	
Access onto A61 Ok	5
Local network comments	
Some queues on A61	3
Mitigation measures	Total score
	12
Highways site support	
Yes	
Contingent on other sites	
Contingent on other sites	

Highways Agency

Impact	No material impact	Network Status	No objection, no mitigation required

Network Rail

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Yorkshire Water

Treatment Works

Environment Agency

Constraints
FZ1 over 1ha. See comments in our previous I&O consultation. Ordinary watercourse (Throstle Carr Beck and culvert) approx 10m north of site

LCC

Ecology support	Not supported
Red - the Throstle Carr Beck and associated woodland lies to the immediate north of this site. This is a UK BAP habitat feature. Part of the woodland will be lost to the development. There will be further pressure on trees along this boundary from use of the adjacent land as housing/gardenspace. A minmum 15 metre buffer should be provided along the northern and eastern boundaries which can be part of POS provided	

4252 Sherwood Industrial Estate

it is enhanced ecologically i.e. 5m native shrubs and small trees and 10m wildflower meadow creation with informal mown path through it. This will also allow a buffer to the Rothwell Pastures and Disused Railway LNA which lies immediately to the east - note that previously a portion of the LNA was destroyed from expansion of employment use but it appears this is no longer needed and so the alternative residential use should take the opportunity to restore this habitat loss.

Ecology boundary

Supported with mitigation (Amber) if Red hatched areas are excluded and boundary amended as per drawing RM/4252. Mitigation will still be required to ensure impacts on adjacent woodland habitat are addressed - see comments on left.

Education comments

Flood Risk

Flood Zone 1

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	1.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Woodlesford
Nearest train station distance (m)	4581.32
Nearest bus stop	6916
Nearest bus stop distance (m)	152.88

Agricultural classification	Grade 3
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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

Existing employment site. Site boundary does not appear to include a small part of land which fronts onto the road with access through the site. This piece of land should be included.

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Existing employment site. Site boundary does not appear to include a small part of land which fronts onto the road with access through the site. This piece of land should be included.

Outer South West

4256      Sharp House Road, Belle Isle

Site Details

Easting	431766	Northing	427627	Site area ha	2.7	SP7	Main Urban Area Extension
HMCA	Outer South West				Ward	Ardsley and Robin Hood	

Site Characteristics

Site type	Greenfield
On-site land uses	
Agriculture	
Neighbouring land uses	
Outdoor amenity and open space	
Agriculture	
Dwellings	

Other land uses - None

Topography	Flat and sloping	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description	
-------------	--

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?	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?	
Coalescence Conclusion	No merging of settlements

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?	Yes
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	No effect on the setting and special character of historic features

Outer South West

4256      Sharp House Road, Belle Isle

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

This site would lessen the green belt between Belle Isle and Robin Hood. Leading to unrestricted urban sprawl.

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 CS except primary education	2

Access comments	
Access from Sharp House Road	5

Local network comments	
OK	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, no mitigation required

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	
FZ1 over 1ha. See comments in our previous I&O consultation	

LCC

Ecology support	Not supported
Red - site lies adjacent to Kiddow Spring LNA an area of lowland mixed deciduous woodland to the east, and Throstle Carr Beck to the south. Leave a buffer zone of at least 10m along the eastern and southern boundaries and plant with locally native woodland edge species and wildflower meadow strip - which can be part of informal POS with a path mown through it.	

Outer South West

4256      Sharp House Road, Belle Isle

Ecology boundary

Supported with mitigation (Amber) if Red hatched areas are excluded and boundary amended as per drawing RM/4256. Mitigation will still be required to ensure impacts on adjacent habitats are addressed - see comments on left.

Education comments

Flood Risk

Flood Zone 1  
Flood Zone 1

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Planning History      Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations

N32 Greenbelt	99.99	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.01	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	0.01
-----------------	------

Nearest train station	Morley
Nearest train station distance (m)	4825.13
Nearest bus stop	11893
Nearest bus stop distance (m)	302.48

Agricultural classification	Grade 2
-----------------------------	---------

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

Do not develop site. Unrestricted urban sprawl and the potential to threaten the green belt between Belle Isle and Robin Hood.

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Do not develop site. Unrestricted urban sprawl and the potential to threaten the green belt between Belle Isle and Robin Hood.

Outer South West

5000      Healey Croft Lane, East Ardsley

Site Details

Easting	429768	Northing	425256	Site area ha	4.8	SP7	Smaller Settlement Extension
HMCA	Outer South West				Ward	Ardsley and Robin Hood	

Site Characteristics

Site type	Greenfield
-----------	------------

On-site land uses
-------------------

Agriculture
-------------

Neighbouring land uses
------------------------

Agriculture
-------------

Dwellings
-----------

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description
-------------

agricultural land. Access through the site to farm buildings to the west.
---

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?	Yes
Is the site well connected to the built up area?	No
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	High potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	Yes
Do features provide boundaries to contain the development?	No
Coalescence Conclusion	Coalescence/merging settlements

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
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?	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	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	No
Can development preserve this character?	
Character Conclusion	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

It would compromise the openness and permanence of the Green Belt leading to unrestricted sprawl and settlement coalescence.
--

Outer South West

5000      Healey Croft Lane, East Ardsley

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)
No PT other OK	3
Access comments	
Improve existing access on to A650	5
Local network comments	
Capacity concerns A650 towards Tingley	3
Mitigation measures	Total score
	11
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
n/a			

Network Rail

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Yorkshire Water

Treatment Works

Environment Agency

Constraints
FZ1 over 1ha. See comments in our previous I&O consultation

LCC

Ecology support	Supported
Supported (Green)	
Ecology boundary	
Education comments	

Outer South West

5000Healey Croft Lane, East Ardsley

Flood Risk	
Flood Zone 1	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
English Heritage	

Natural England	

Planning HistoryApplications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations		
N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.20	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input checked="" type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	1.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship		
LCC ownership %	0.00	
Nearest train station	Morley	
Nearest train station distance (m)	3998.11	
Nearest bus stop	10672	
Nearest bus stop distance (m)	97.50	
Agricultural classification	Grade 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

Development of this site would compromise the openess and permanence of the Green Belt leading to unrestricted sprawl and settlement coalescence.

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Development of this site would compromise the openess and permanence of the Green Belt leading to unrestricted sprawl and settlement coalescence.

Outer South West

5008 Westland Road

Site Details

Easting	429490	Northing	429985	Site area ha	2	SP7	Main Urban Area Infill
HMCA	Outer South West				Ward	Beeston and Holbeck	

Site Characteristics

Site type	Mix 50:50
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On-site land uses

Education

Neighbouring land uses

Dwellings

Wholesale distribution

Manufacturing and Wholesale

Office

Allotment and city farm

Other land uses - None

Topography	Flat	Landscape	Significant Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description

Site occupied by Leeds City College with area of associated car parking. Western half of site occupied by significant area of grassed area and substantial tree belt along western, southern and part of northern boundary.

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 West

5008 Westland Road

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

### SHLAA conclusions

Availability: Short (=<5 yrs)

Suitability: Suitable

Achievability: Short (=<5yrs)

### Summary of infrastructure provider comments

#### LCC Highways Comments

Public transport accessibility comments

Meets PT partly meets others

Rank (1-5)

4

Access comments

Access on to Westland Road Ok

5

Local network comments

OK

5

Mitigation measures

Total score

14

Highways site support

Yes

Contingent on other sites

Contingent on other sites

#### Highways Agency

Impact	No material impact	Network Status	No objection, no mitigation required
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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
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Not supported (Red) - this proposed allocation includes areas of lowland mixed deciduous woodland and hedgerow UK BAP Priority Habitats. Remove the woodland and hedgerows from the developable area.



Outer South West

5008 Westland Road

Ecology boundary

Supported with mitigation (Amber) if Red hatched areas are excluded and boundary amended as per drawing RM/5008. Mitigation will still be required to ensure impacts on adjacent woodland and hedgerow habitats are addressed - ensure that retained boundary trees and hedgerows are not included in private gardens.

Education comments

Flood Risk

Flood Zone 1

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
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Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Cottingley
Nearest train station distance (m)	2107.12
Nearest bus stop	527
Nearest bus stop distance (m)	212.50

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input checked="" type="checkbox"/>

Conclusions

Issues and Options Summary

Redeveloping the site for residential uses is acceptable in principle, although the site capacity needs to be considered carefully to allow for retention of tree belt on site boundary.

Site affects others?

No

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

Redeveloping the site for residential uses is acceptable in principle, although the site capacity needs to be considered carefully to allow for retention of tree belt on site boundary.

Outer South West

5100 Leeds Valve Co Ltd, 23 - 25 Town End, Gildersome, Morley, Leeds, LS27 7HF

Site Details

Easting	424656	Northing	429283	Site area ha	0.3	SP7	Smaller Settlement Infill
HMCA	Outer South West				Ward	Morley North	

Site Characteristics

Site type	Brownfield
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

**Outer South West****5100 Leeds Valve Co Ltd, 23 - 25 Town End, Gildersome, Morley, Leeds, LS27 7HF****SHLAA conclusions****Availability:****Suitability:****Achievability:****Summary of infrastructure provider comments****Highways Agency**

Impact		Network Status	

**Network Rail**

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**Yorkshire Water**

Treatment Works	

**Environment Agency**

Constraints	

**LCC**

Ecology support	

**Ecology boundary**

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**Education comments**

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**Flood Risk**

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**Utilities**

Gas	

**Electric**

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**Fire and Rescue**

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**Telecoms**

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**Other**

English Heritage	

**Natural England**

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**Planning History** Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
12/05095/FU	Proposed Demolition of Existing Light Industrial Buildings and the erection of 9 No. New Build Terrace and Semi Detached Houses plus associated works	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
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Nearest train station	Morley
Nearest train station distance (m)	2590.66
Nearest bus stop	386
Nearest bus stop distance (m)	133.48

Agricultural classification	Grade 3
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation  
Identified housing site

DPP Allocation Conclusion  
Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted

Site Details

Easting	429707	Northing	427762	Site area ha	0.4	SP7	Main Urban Area Infill
HMCA	Outer South West				Ward	Middleton Park	

Site Characteristics

Site type	Greenfield
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/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

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Ecology boundary

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Education comments

--

Flood Risk

--

Utilities

Gas	

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage	

Natural England

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Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
13/03415/FU	12 houses to vacant site	A	100

14/03114/COND

Consent, agreement or approval required by conditions 4, 9, 10, 11, 12, 14, 15 and 17 of Planning Application 13/03415/FU

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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	
Core Strategy		
Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	100.00
Nearest train station	Morley
Nearest train station distance (m)	2763.85
Nearest bus stop	10898
Nearest bus stop distance (m)	68.35
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 West

5113 2 Back Lane, Drighlington, BD11 1LS

### Site Details

Easting	422565	Northing	429177	Site area ha	0.5	SP7	Smaller Settlement Infill
HMCA	Outer South West				Ward	Morley North	

### Site Characteristics

Site type	Brownfield
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	

Description	
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### Greenbelt Assessment - Not Required

#### 1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

#### 2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

#### 3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

#### 4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

**Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence**

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SHLAA conclusions

Availability:

Suitability:

Achievability:

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works			
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Environment Agency

Constraints	
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LCC

Ecology support			

Ecology boundary

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Education comments

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Flood Risk

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Utilities

Gas			

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage			

Natural England

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Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
13/01482/OT	Demolition of two bungalows and outline application for 9 houses	W	100

Outer South West

51132 Back Lane, Drighlington, BD11 1LS

13/02914/OT	Demolition of two bungalows and outline application for 6 houses	A	100
13/00019/OT	Outline application for 9 houses		100

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	1.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Morley
Nearest train station distance (m)	4527.97
Nearest bus stop	4214
Nearest bus stop distance (m)	35.73

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation  
Identified housing site

DPP Allocation Conclusion  
Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted

## Outer South West

5117 Timber Tops Forsythia Avenue East Ardsley

### Site Details

Easting	430299	Northing	425464	Site area ha	0.2	SP7	Smaller Settlement Infill
HMCA	Outer South West				Ward	Ardsley and Robin Hood	

### Site Characteristics

Site type	Brownfield
-----------	------------

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	

Description

### Greenbelt Assessment - Not Required

#### 1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

#### 2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

#### 3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

#### 4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

**Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence**

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SHLAA conclusions

Availability:

Suitability:

Achievability:

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

--

Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Ecology boundary

--

Education comments

--

Flood Risk

--

Utilities

Gas	

Electric

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Fire and Rescue

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Telecoms

--

Other

English Heritage	

Natural England

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Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
13/04128/OT	Outline application for 8 houses	A	100

Outer South West

5117 Timber Tops Forsythia Avenue East Ardsley

12/02171/OT	Outline application for 9 houses	R	100
09/04569/FU	Demolish existing dwelling and garage and erection of 2, three bedroom semi detached houses 3, three bedroom terrace houses and 1 two bedroom terrace house	A	100

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% 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"/>	
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 %	0.13
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Nearest train station	Morley
Nearest train station distance (m)	4254.26
Nearest bus stop	241
Nearest bus stop distance (m)	305.73

Agricultural classification	Grade 3
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

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 West

5130 Fall Lane, East Ardsley

### Site Details

Easting	430857	Northing	425577	Site area ha	0.2	SP7	Smaller Settlement Infill
HMCA	Outer South West				Ward	Ardsley and Robin Hood	

### Site Characteristics

Site type	Greenfield
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	

Description	
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### Greenbelt Assessment - Not Required

#### 1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

#### 2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

#### 3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

#### 4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

**Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence**

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**Outer South West****5130**      **Fall Lane, East Ardsley****SHLAA conclusions****Availability:****Suitability:****Achievability:****Summary of infrastructure provider comments****Highways Agency**

Impact		Network Status	

**Network Rail**

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**Yorkshire Water**

Treatment Works	

**Environment Agency**

Constraints	

**LCC**

Ecology support	Supported
Supported	

**Ecology boundary**

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**Education comments**

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**Flood Risk**

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**Utilities**

Gas			

**Electric**

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**Fire and Rescue**

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**Telecoms**

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**Other**

English Heritage			

**Natural England**

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**Planning History**    Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
12/00048/FU	New access roads and 38 houses		70

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	1.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Morley
Nearest train station distance (m)	4641.54
Nearest bus stop	4839
Nearest bus stop distance (m)	55.83

Agricultural classification	Grade 3
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

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 West

5131      Reedsdale Gardens, Gildersome

Site Details

Easting	423999	Northing	429128	Site area ha	0.4	SP7	Smaller Settlement Infill
HMCA	Outer South West				Ward	Morley North	

Site Characteristics

Site type	Greenfield
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence



## Outer South West

**5131      Reedsdale Gardens, Gildersome**

## SHLAA conclusions

**Achievability:**

## Summary of infrastructure provider comments

## Highways Agency

Impact		Network Status	

Network Rail
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Yorkshire Water

Treatment Works	

## Environment Agency

Constraints	

LCC	
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Ecology support	Supported
Supported	

Ecology boundary	
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Education comments	
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Flood Risk	
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Utilities
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Electric	
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Fire and Rescue	
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Telecoms	
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Other	
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English Heritage	

Natural England	
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**Planning History** Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations

N32 Greenbelt	0.06	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	1.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Morley
Nearest train station distance (m)	3137.05
Nearest bus stop	4257
Nearest bus stop distance (m)	311.88

Agricultural classification	Grade 3
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

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 West

5132      Howley Hall Farm, Scotchman Lane, Morley, Leeds, LS27 0NX

Site Details

Easting	425359	Northing	425683	Site area ha	0.9	SP7	Other
HMCA	Outer South West				Ward	Morley South	

Site Characteristics

Site type	Greenfield
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	

Description	
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Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

SHLAA conclusions

Availability:

Suitability:

Achievability:

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Ecology boundary

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Education comments

--

Flood Risk

--

Utilities

Gas	

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage	

Natural England

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Planning History      Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
12/9/00241/MOD	Change of use including part demolition and extensions of farmhouse and outbuildings to 8 houses and detached garages block with green keepers store NON MATERIAL	M01	100

5132      Howley Hall Farm, Scotchman Lane, Morley, Leeds, LS27 0NX

	AMENDMENT to 11/04042/FU: Door alteration to window, stonework change, additional rooflights and existing opening blocked up at the Farmhouse; roof positions amended, rooflights added, window added floor levels amended on house 7 and various window and rooflight alterations on the outbuildings		
10/04471/FU	Change of use including part demolition and alterations to farm outbuildings and farmhouse, to form 8 houses and erect detached block of 6 garages, with 2 flats over	W	51
13/00627/COND	Consent, agreement or approval required by conditions 3, 7, 8, 9, 10, 11, 15, 20 and 21 of Planning Application 11/04042/FU		100
13/02392/COND	Consent, agreement or approval required by conditions 3, 7, 8, 9, 10, 11, 15, 20 and 21 of Planning Application 11/04042/FU		100
11/04042/FU	Change of use including part demolition and extensions of farmhouse and outbuildings to 8 houses and detached garages block with green keepers store	A	100

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	Morley
Nearest train station distance (m)	2907.16
Nearest bus stop	6301
Nearest bus stop distance (m)	317.03
Agricultural classification	Non-agricultural

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  
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 West

5133 Bridge Street Morley

Site Details

Easting	426576	Northing	427150	Site area ha	0.2	SP7	Major Settlement Infill
HMCA	Outer South West				Ward	Morley South	

Site Characteristics

Site type	Brownfield
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/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

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Yorkshire Water

Treatment Works			
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Environment Agency

Constraints	
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LCC

Ecology support	
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Ecology boundary

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Education comments

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Flood Risk

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Utilities

Gas			

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage			

Natural England

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Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
09/03569/OT	Outline Application for the erection of 12 dwelling houses to vacant land		100

Outer South West

5133 Bridge Street Morley

09/04475/OT	Outline application to erect 11 houses to vacant site	W	100
13/00556/EXT	Extension of time period for planning permission 10/00596/OT outline application to erect 11 houses to vacant site	A	100
10/9/00283/MOD	Outline application to erect 11 houses to vacant siteNON MATERIAL AMENDMENT: Raise Finished floor levels of Plots 01 and 02. Reposition Garage to Plot 01. Amend drainage layout - Planning Application Number 10/00596/OT	M01	100
14/00003/FU	Three detached care homes to vacant site	A	100
09/01282/OT	Outline Application for erection of 8 houses and 4 flats to vacant land	A	100
10/00596/OT	Outline application to erect 11 houses to vacant site	A	100

Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	0.00	% overlap
Major Settlement	1.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Morley
Nearest train station distance (m)	1032.59
Nearest bus stop	2005
Nearest bus stop distance (m)	78.35

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation  
Identified housing site

DPP Allocation Conclusion  
Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted

Site Details							
Easting	426819	Northing	427714	Site area ha	0.2	SP7	Major Settlement Infill
HMCA	Outer South West				Ward	Morley South	

Site Characteristics	
Site type	Brownfield

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

## SHLAA conclusions

Availability:

Suitability:

Achievability:

## Summary of infrastructure provider comments

## Highways Agency

Impact		Network Status	

## Network Rail

--

## Yorkshire Water

Treatment Works	

## Environment Agency

Constraints	

## LCC

Ecology support	

## Ecology boundary

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## Education comments

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## Flood Risk

--

## Utilities

Gas	

## Electric

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## Fire and Rescue

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## Telecoms

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## Other

English Heritage	

## Natural England

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## Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
13/03860/COND	Consent, agreement or approval required by conditions 3, 4, 5, 6, 8, 9, 10, 13, 14, 16, 17 and 18 of Planning Application 13/00164/FU	A	98

13/00164/FU	Block of commercial units (A1 & B1) with 4 flats above, and block of 5 detached houses, car park with 15 spaces.	A	98
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Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.01	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	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
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Nearest train station	Morley
Nearest train station distance (m)	418.33
Nearest bus stop	9462
Nearest bus stop distance (m)	142.52

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>



Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation  
Identified housing site

DPP Allocation Conclusion  
Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted

Site Details

Easting	423258	Northing	429654	Site area ha	2	SP7	Other Rural Extension
HMCA	Outer South West				Ward	Morley North	

Site Characteristics

Site type	Mixed
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On-site land uses
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Agriculture
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Neighbouring land uses
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Agriculture
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Dwellings
-----------

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description
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Green Belt site. Current agricultural use, small farm located on site. Highway links to site along north west boundary. Additional farm uses and dwellings set to the south east.

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute ribbon development?	No
Would development result in an isolated development?	Yes
Is the site well connected to the built up area?	No
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	No
Unrestricted Sprawl Conclusion	High potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	Yes
Coalescence Conclusion	No merging of settlements

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	Yes
Does the site include local/national nature conservation areas (SSSIs)	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	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?	Yes
Can development preserve this character?	Yes
Character Conclusion	Marginal effect on the setting & special character, could be mitigated against through appropriate detailed design

## Outer South West

5143      Mushroom Farm Old Lane Drighlington

**Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence**

The site is separate from the existing Green Belt boundary of Drighlington and as such would be an isolated site in the Green Belt. This could lead to unrestricted urban sprawl and would create an illogical GB boundary.

## SHLAA conclusions

**Availability:**

**Suitability:**

**Achievability:**

## Summary of infrastructure provider comments

### LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

Buses OK, fails other standards
---------------------------------

3

## Access comments

Access from A58 with widening

3

## Local network comments

OK

4

## Mitigation measures

widen A58 for ghost island right turn, may not be viable

**Total score**

10

## Highways site support

Yes with mitigation

## Contingent on other sites

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## Contingent on other sites

--

## Highways Agency

Impact	
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Network Status	
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## Network Rail

**Yorkshire Water**

Treatment Works	
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## Environment Agency

### Constraints

## LCC

Ecology support

Supported
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Supported (Green)	
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Outer South West

5143      Mushroom Farm Old Lane Drighlington

Ecology boundary

Education comments

Flood Risk

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Planning History      Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations

N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	0.00
-----------------	------

5143 Mushroom Farm Old Lane Drighlington

Nearest train station	Morley
Nearest train station distance (m)	4016.71
Nearest bus stop	4871
Nearest bus stop distance (m)	74.82

Agricultural classification	Grade 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 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

The site is separate from the existing Green Belt boundary of Drighlington and as such would be an isolated site in the Green Belt. This could lead to unrestricted urban sprawl and would create an illogical GB boundary.

Site affects others?

No

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Site has been sieved out - not within settlement hierarchy.

Site Details

Easting	429525	Northing	425505	Site area ha	1.3	SP7	Smaller Settlement Infill
HMCA	Outer South West				Ward	Ardsley and Robin Hood	

Site Characteristics

Site type	Brownfield
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On-site land uses
-------------------

Residential institution
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Neighbouring land uses
------------------------

Dwellings
-----------

Agriculture
-------------

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description
-------------

Former residential institution within established residential area. Bordered by open agricultural land to the south and south west.
---

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

LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

Meets Core Standards

5

Access comments

Access as existing use

5

Local network comments

OK given existng use and scale of development

5

Mitigation measures

Total score

15

Highways site support

Yes

Contingent on other sites

Contingent on other sites

Highways Agency

Impact

Network Status

Network Rail

Yorkshire Water

Treatment Works

Environment Agency

Constraints

LCC

Ecology support

Supported

Supported (Green)

Ecology boundary

Education comments



Outer South West

5144      Healey Croft Westerton Road West Ardsley

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	0.06	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.06	
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 checked="" type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	1.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship		
LCC ownership %	100.00	
Nearest train station	Morley	
Nearest train station distance (m)	3649.95	
Nearest bus stop	4864	
Nearest bus stop distance (m)	162.10	
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

Brownfield site within established residential area. Southern and south west boundary of site adjoins the Green Belt. Appropriate boundary treatment required to reinforce GB boundary.

Site affects others?

No

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

Brownfield site within established residential area. Southern and south west boundary of site adjoins the Green Belt. Appropriate boundary treatment required to reinforce GB boundary.

Site Details							
Easting	428712	Northing	429306	Site area ha	0.5	SP7	Main Urban Area Infill
HMCA	Outer South West				Ward	Beeston and Holbeck	

Site Characteristics	
Site type	Brownfield
On-site land uses	
Neighbouring land uses	
Dwellings	
Outdoor sport facility (golf course)	

Other land uses - None

Topography	Sloping	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description	Derelict land which appears to be a former housing clearance site. Brownfield site, now overgrown. The land slopes down towards northern end of site. Located within predominantly residential area with golf course on eastern boundary.
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

SHLAA conclusions

Availability:

Suitability:

Achievability:

Summary of infrastructure provider comments

Highways Agency

Impact	No material impact	Network Status	No objection
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Network Rail

Yorkshire Water

Treatment Works	
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Environment Agency

Constraints	
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LCC

Ecology support	Supported
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Supported - Green.

Ecology boundary

Education comments

Flood Risk

Fluvial Flood Risk = Low (FZ1). Surface water flood risk = Low.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Outer South West

5147 Land at Parkwood Road Beeston

App Number	Proposal	Decision	% of site
14/05928/FU	Residential development of 19 dwellings for social rent.		100

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	100.00
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Nearest train station	Cottingley
Nearest train station distance (m)	1532.09
Nearest bus stop	7468
Nearest bus stop distance (m)	41.84

Agricultural classification	Grade 3
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

The site appears to be a former housing clearance site located within a predominantly residenitlal area. Redevelopment of the site to provide new housing would provide a positive improvement to the land.

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

The site appears to be a former housing clearance site located within a predominantly residenitlal area. Redevelopment of the site to provide new housing would provide a positive improvement to the land.

Site Details							
Easting	429078	Northing	430239	Site area ha	0.1	SP7	Main Urban Area Infill
HMCA	Outer South West				Ward	Beeston and Holbeck	

Site Characteristics	
Site type	Brownfield

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence



## Outer South West

### HLA21045 Green Lane LS11

#### SHLAA conclusions

Availability:

Suitability:

Achievability:

#### Summary of infrastructure provider comments

##### Highways Agency

Impact		Network Status	

##### Network Rail

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##### Yorkshire Water

Treatment Works	

##### Environment Agency

Constraints	

##### LCC

Ecology support	

##### Ecology boundary

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##### Education comments

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##### Flood Risk

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##### Utilities

Gas			

##### Electric

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##### Fire and Rescue

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##### Telecoms

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##### Other

English Heritage			

##### Natural England

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#### Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
11/02964/EXT	Extension of time for outline planning application 08/01769/OT for Outline application to erect 8 flats in 1 two-storey block	A	100

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Cottingley
Nearest train station distance (m)	1702.52
Nearest bus stop	4079
Nearest bus stop distance (m)	232.43

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation

Identified housing site

DPP Allocation Conclusion

Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted

Outer South West

HLA21049 1 Low Moor Terrace, Dewsbury Road,Hunslet, Leeds,LS11 7E

Site Details

Easting	429682	Northing	430512	Site area ha	0	SP7	Main Urban Area Infill
HMCA	Outer South West				Ward	Beeston and Holbeck	

Site Characteristics

Site type	Brownfield
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

SHLAA conclusions

Availability:

Suitability:

Achievability:

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Ecology boundary

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Education comments

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Flood Risk

--

Utilities

Gas	

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage	

Natural England

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Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
11/00685/FU	Retrospective application for change of use of terrace house to 8 self contained flats	R	100

Outer South West

HLA21049 1 Low Moor Terrace, Dewsbury Road,Hunslet, Leeds,LS11 7E

11/02956/FU	Retrospective application for change of use of terrace house to form 3 self contained flats and 2 bedsits	A	100
11/05342/COND	Consent, agreement or approval required by conditions 3, 4, 5 and 6 of Planning Application 11/02956/FU	A	100

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	99.98	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	100.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	0.04
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Nearest train station	Cottingley
Nearest train station distance (m)	2340.09
Nearest bus stop	5248
Nearest bus stop distance (m)	28.56

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary	

Site affects others?	

Sustainability summary	

Summary of reps	

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 West

HLA23029 South Queen Street Morley

Site Details							
Easting	426543	Northing	427303	Site area ha	0.1	SP7	Major Settlement Infill
HMCA	Outer South West				Ward	Morley South	

Site Characteristics	
Site type	Brownfield

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence



SHLAA conclusions

Availability: Suitability: Achievability:

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works			
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Environment Agency

Constraints	
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LCC

Ecology support			

Ecology boundary

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Education comments

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Flood Risk

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Utilities

Gas			

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage			

Natural England

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Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
11/03518/COND	Consent, agreement or approval required by conditions 3 and 12 of Planning Application 10/03753/EXT	A	100

HLA23029 South Queen Street Morley

12/9/00162/MOD	Extension of time period for planning permission 07/03491/FU change of use carrying out alterations and extension of vacant mill building to form 39 flats and 2 houses with 2 garages and 18 car parking spaces NON MATERIAL AMENDMENT to 10/03753/EXT: Repositioning of waste storage facility. Additional sheltering structure to be erected above new storage location	M01	100
10/03753/EXT	Extension of time period for planning permission 07/03491/FU change of use carrying out alterations and extension of vacant mill building to form 39 flats and 2 houses with 2 garages and 18 car parking spaces	A	100

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	1.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	1.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Morley
Nearest train station distance (m)	907.05
Nearest bus stop	11814
Nearest bus stop distance (m)	101.32

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation

Identified housing site

DPP Allocation Conclusion

Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted

Outer South West

HLA23037 224 Wakefield Rd Drighlington

Site Details

Easting	423766	Northing	428304	Site area ha	0.1	SP7	Smaller Settlement Infill
HMCA	Outer South West				Ward	Morley North	

Site Characteristics

Site type	Greenfield
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

SHLAA conclusions

Availability: Suitability: Achievability:

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works			
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Environment Agency

Constraints	
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LCC

Ecology support			

Ecology boundary

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Education comments

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Flood Risk

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Utilities

Gas			

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage			

Natural England

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Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
13/05394/COND	Consent, agreement or approval required by condition 11 of Planning Application 10/05442/FU	A	99

Outer South West

HLA23037 224 Wakefield Rd Drighlington

11/05270/COND	Consent, agreement or approval required by conditions 3, 4, 6 and 7 of Planning Application 10/05442/FU	A	99
10/05442/FU	Two semi detached houses and one 3 storey block of 3 flats with car parking	A	99
10/02633/FU	3 storey block of 6 two bedroom flats	W	100

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	1.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Morley
Nearest train station distance (m)	3204.24
Nearest bus stop	8417
Nearest bus stop distance (m)	48.15

Agricultural classification	Grade 3
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

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 West

HLA23039 Hollow Top Mill Bridge Street Morley

Site Details

Easting	426584	Northing	427020	Site area ha	0.1	SP7	Major Settlement Infill
HMCA	Outer South West				Ward	Morley South	

Site Characteristics

Site type	Brownfield
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/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
11/00020/FU	Amendment to previous approval 07/04142/FU for substitution of 4 houses	R	100

Outer South West

HLA23039 Hollow Top Mill Bridge Street Morley

10/02153/FU	Amendment to previous approval 07/04142/FU for substitution of 4 houses	A	100
10/05175/COND	Consent, agreement or approval required by conditions 3, 5, 11, 12, 13, 14, 15, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26 and 27 of Planning Application 10/02153/FU	SPL	100
10/9/00097/MOD	Demolition of mill and workshop, change of use of offices to 4 one bedroom flats and erection of 9 three bedroom housesNON MATERIAL AMENDMENT: Modifications to window positions room layouts.	M04	100

Spatial relationships

UDP Designations			Core Strategy		
N32 Greenbelt	0.00	% overlap	Main Urban Area	0.00	% overlap
N34 PAS	0.00		Major Settlement	1.00	
RL1 Rural Land	0.00		Minor Settlement	0.00	
N1 Greenspace	0.00		Overlaps Urban Extension	<input checked="" type="checkbox"/>	
N1A Allotments	0.00				
N5 Open Space	0.00				
N6 Playing Pitch	0.00				
N8 Urban Green Corridor	0.00				
CC Shopping Quarter	0.00				
UDP City Centre	0.00				
S2S6 Town Centre	0.00				
Proposed Local Centre	0.00				
Overlaps N37 SLA	<input type="checkbox"/>				
Sch. Ancient Mon.	0.00				

Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Morley
Nearest train station distance (m)	1151.50
Nearest bus stop	2005
Nearest bus stop distance (m)	51.80
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 West

HLA23041 Land Adj To 5 King Street Morley

Site Details

Easting	426468	Northing	427277	Site area ha	0.1	SP7	Major Settlement Infill
HMCA	Outer South West				Ward	Morley South	

Site Characteristics

Site type	Brownfield
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

SHLAA conclusions

Availability:

Suitability:

Achievability:

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works			
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Environment Agency

Constraints	
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LCC

Ecology support			

Ecology boundary

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Education comments

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Flood Risk

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Utilities

Gas	

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage			

Natural England

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Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
12/9/00042/MOD	Erection of 1 three storey block of 2 three bedroom and 4, two bedroom flats and 1 two storey block of 3 two bedroom flats with car parking to vacant site NON MATERIAL	M01	100

HLA23041 Land Adj To 5 King Street Morley

AMENDMENT to 08/06591/FU: Increase in building height by 150mm			
14/03667/COND	Consent, agreement or approval required by conditions 3, 4, 5, 7, 8, 10, 11, 17 and 19 of Planning Application 12/04641/EXT	A	100
12/04641/EXT	Extension of time period for planning application 08/06591/FU for the erection of 1 three storey block of 2 three bedroom and 4, two bedroom flats and 1 two storey block of 3 two bedroom flats with car parking to vacant site	A	100

Spatial relationships

UDP Designations			
N32 Greenbelt	0.00	% overlap	
N34 PAS	0.00		
RL1 Rural Land	0.00		
N1 Greenspace	0.00		
N1A Allotments	0.00		
N5 Open Space	0.00		
N6 Playing Pitch	0.00		
N8 Urban Green Corridor	0.00		
CC Shopping Quarter	0.00		
UDP City Centre	0.00		
S2S6 Town Centre	0.00		
Proposed Local Centre	0.00		
Overlaps N37 SLA	<input type="checkbox"/>		
Sch. Ancient Mon.	0.00		

Core Strategy			
Main Urban Area	0.00	% overlap	
Major Settlement	1.00		
Minor Settlement	0.00		
Overlaps Urban Extension	<input checked="" type="checkbox"/>		

Regeneration Areas			
Inner South RA	0.00	% overlap	
LB Corridor RA	0.00		
EASEL RA	0.00		
Aire Valley RA	0.00		
West Leeds Gateway	0.00		

Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Morley
Nearest train station distance (m)	966.69
Nearest bus stop	14408
Nearest bus stop distance (m)	62.07
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 checked="" type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation

Identified housing site

DPP Allocation Conclusion

Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted

Outer South West

HLA23041 Chapel Hill, Morley LS27 9JH

Site Details

Easting	426403	Northing	428202	Site area ha	0.1	SP7	Major Settlement Infill
HMCA	Outer South West				Ward	Morley North	

Site Characteristics

Site type	Brownfield
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence



SHLAA conclusions

Availability:

Suitability:

Achievability:

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works			

Environment Agency

Constraints			

LCC

Ecology support			

Ecology boundary

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Education comments

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Flood Risk

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Utilities

Gas			

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage			

Natural England

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Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
11/01171/COND	Consent, agreement or approval required by conditions 5 and 11 of Planning Application 09/04610/FU	A	100

Outer South West

HLA23041 Chapel Hill, Morley LS27 9JH

10/02868/COND	Consent, agreement or approval required by conditions 5, 6, 11, 13 and 16 of Planning Application 09/04610/FU	SPL	100
11/02617/COND	Consent, agreement or approval required by condition 4 of Planning Application 09/04610/FU	A	100
10/04311/COND	Consent, agreement or approval required by condition 3 of Planning Application 09/04610/FU	A	100
11/03463/COND	Consent, agreement or approval required by condition 18 of Planning Application 09/04610/FU	A	100
10/01571/COND	Consent, agreement or approval required by condition 17 of Planning Application 09/04610/FU	A	100
09/04610/FU	Demolition of retail and residential buildings and erect part 5 and part 6 storey block of 22 two bedroom flats with car parking	A	100
12/01860/COND	Consent, agreement or approval required by condition 8 of Planning Application 09/04610/FU	A	100
11/04305/COND	Consent, agreement or approval required by condition 16 of Planning Application 09/04610/FU	A	100

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	1.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	1.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	99.96
Nearest train station	Morley
Nearest train station distance (m)	569.27
Nearest bus stop	1028
Nearest bus stop distance (m)	120.76
Agricultural classification	Urban

Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation

Identified housing site

DPP Allocation Conclusion

Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted

Outer South West

HLA23042 Commercial Street, Morley, Leeds, LS27 8HX

Site Details

Easting	426407	Northing	427926	Site area ha	0	SP7	Major Settlement Infill
HMCA	Outer South West				Ward	Morley South	

Site Characteristics

Site type	Brownfield
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Outer South West

HLA23042 Commercial Street, Morley, Leeds, LS27 8HX

SHLAA conclusions

Availability:

Suitability:

Achievability:

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works			
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Environment Agency

Constraints	
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LCC

Ecology support			

Ecology boundary

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Education comments

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Flood Risk

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Utilities

Gas			

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage			

Natural England

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Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
10/03994/FU	Two storey block of 6 one bedroom flats, associated parking and access	A	100

Outer South West

HLA23042 Commercial Street, Morley, Leeds, LS27 8HX

10/04601/CA	Conservation Area Application for demolition of single storey building	A	100
11/03296/COND	Consent, agreement or approval required by conditions 3, 4, 5, 6 and 10 of Planning Application 10/03994/FU	A	100

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	1.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	1.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Morley
Nearest train station distance (m)	586.67
Nearest bus stop	3565
Nearest bus stop distance (m)	87.87

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input 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 West

HLA23042 Kennedys Mill, Albert Road, Morley, Leeds, LS27 8PF

Site Details

Easting	426991	Northing	428006	Site area ha	0.1	SP7	Major Settlement Infill
HMCA	Outer South West				Ward	Morley South	

Site Characteristics

Site type	Brownfield
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

SHLAA conclusions

Availability:

Suitability:

Achievability:

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Ecology boundary

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Education comments

--

Flood Risk

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Utilities

Gas	

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage	

Natural England

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Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
09/03082/FU	5 town houses and demolition of existing mill buildings		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
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Nearest train station	Morley
Nearest train station distance (m)	103.32
Nearest bus stop	1740
Nearest bus stop distance (m)	83.69

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input checked="" 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 West

HLA23042 Former Peel Court Residential Home, 84 Peel Street, Morley, Leeds

Site Details

Easting	426912	Northing	427846	Site area ha	0.1	SP7	Major Settlement Infill
HMCA	Outer South West				Ward	Morley South	

Site Characteristics

Site type	Brownfield
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

SHLAA conclusions

Availability:

Suitability:

Achievability:

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Ecology boundary

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Education comments

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Flood Risk

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Utilities

Gas	

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage	

Natural England

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Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
11/00901/FU	Change of use of health care building to form eight flats and one attached house	A	100

14/00389/COND	Consent, agreement or approval required by 3, 5 and 8 of Planning Application 11/00901/FU	A	100
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Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	1.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Morley
Nearest train station distance (m)	265.88
Nearest bus stop	7640
Nearest bus stop distance (m)	104.63

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation

Identified housing site

DPP Allocation Conclusion

Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted



Site Details

Easting	426568	Northing	427371	Site area ha	0.1	SP7	Major Settlement Infill
HMCA	Outer South West				Ward	Morley South	

Site Characteristics

Site type	Brownfield
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

SHLAA conclusions

Availability:

Suitability:

Achievability:

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works			

Environment Agency

Constraints			

LCC

Ecology support			

Ecology boundary

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Education comments

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Flood Risk

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Utilities

Gas			

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage			

Natural England

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Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
11/03379/FU	Five houses and two flats	A	100

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	1.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	1.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Morley
Nearest train station distance (m)	835.58
Nearest bus stop	11814
Nearest bus stop distance (m)	42.25

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input 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

Site Details

Easting	430109	Northing	425082	Site area ha	0.1	SP7	Smaller Settlement Infill
HMCA	Outer South West				Ward	Ardsley and Robin Hood	

Site Characteristics

Site type	Brownfield
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

SHLAA conclusions

Availability:

Suitability:

Achievability:

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Ecology boundary

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Education comments

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Flood Risk

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Utilities

Gas	

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage	

Natural England

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Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
13/04333/FU	Change of use involving part demolition and 2 storey and single storey extensions to vacant offices to form 4 flats and 1 bungalow and erect 2 flats in a two storey block, with car	A	100

parking			
10/02161/FU	Change of use involving part demolition and 2 storey extension to vacant offices, to form 4 flats and erect 2 flats in a two storey block, with car parking.	A	100

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	1.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Morley
Nearest train station distance (m)	4362.63
Nearest bus stop	171
Nearest bus stop distance (m)	39.39

Agricultural classification	Grade 3
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation

Identified housing site

DPP Allocation Conclusion

Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted



Site Details

Easting	426601	Northing	427361	Site area ha	0.1	SP7	Major Settlement Infill
HMCA	Outer South West				Ward	Morley South	

Site Characteristics

Site type	Brownfield
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

SHLAA conclusions

Availability:

Suitability:

Achievability:

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Ecology boundary

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Education comments

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Flood Risk

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Utilities

Gas	

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage	

Natural England

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Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
10/03649/FU	Change of use and alterations of public house to 6 one bedroom flats	A	100

10/02433/FU	Change of use of public house to five bedroom dwelling house	A	74
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Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	1.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	1.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Morley
Nearest train station distance (m)	828.90
Nearest bus stop	1907
Nearest bus stop distance (m)	55.23

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation

Identified housing site

DPP Allocation Conclusion

Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted

Outer South West

HLA23042 7 & 9 HAIGH MOOR ROAD, WEST ARDSLEY, WF3 1ED

Site Details							
Easting	428704	Northing	425265	Site area ha	0.2	SP7	Smaller Settlement Infill
HMCA	Outer South West				Ward	Ardsley and Robin Hood	

Site Characteristics	
Site type	Brownfield

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

SHLAA conclusions

Availability:

Suitability:

Achievability:

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Ecology boundary

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Education comments

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Flood Risk

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Utilities

Gas	

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage	

Natural England

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Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
09/04975/FU	Demolition of 2 houses, laying out of access and erection of 5 houses	R	100

09/01725/FU	Demolition of 2 houses, laying out of access and erection of 6 houses, with car parking	R	100
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Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	1.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Morley
Nearest train station distance (m)	3331.69
Nearest bus stop	3329
Nearest bus stop distance (m)	67.13

Agricultural classification	Grade 3
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

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 West

### HLA23043 Land Adjacent 10 Woollin Avenue West Ardsley WF3 1EX

#### Site Details

Easting	428112	Northing	424442	Site area ha	0.1	SP7	Smaller Settlement Infill
HMCA	Outer South West				Ward		

#### Site Characteristics

Site type	Greenfield
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	

Description

#### Greenbelt Assessment - Not Required

##### 1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

##### 2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

##### 3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

##### 4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

**Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence**

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SHLAA conclusions

Availability: 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

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Spatial relationships

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Minor Settlement	0.00	
Overlaps Urban Extension	<input type="checkbox"/>	

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LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	
Nearest train station distance (m)	0.00
Nearest bus stop	
Nearest bus stop distance (m)	0.00

Agricultural classification	
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
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