#### 24 Newlands - Farsley Celtic AFC, Farsley

Site Details							
Easting	422166	Northing	434828	Site area ha	3.7	SP7	Main Urban Area Infill
HMCA	Outer West			Ward	Calverley a	nd Farsley	

#### **Site Characteristics**

Site type	Cusanfiald
Sile IVDe	(TEENLEIN

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	No

Descri	ption

#### **Greenbelt Assessment - Not Required**

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

Would development lead to/const		
Would development result in an is		
Is the site well connected to the b		
Would development round off the		
Is there a good existing barrier be and the undeveloped land?		
Unrestricted Sprawl Conclusion		

#### 2. Prevent neighbouring towns from merging

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

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

Strong defensible boundary		
Does the site provide acces		
Does the site include local/		
Areas of protected/unprote		
Site includes Grade 1, Grad		
Does the site contain buildings		
Are these buildings used fo		
Encroachment Conclusion		

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

# 24 Newlands - Farsley Celtic AFC, Farsley **SHLAA** conclusions Availability: Medium (6-10yrs) Suitability: LDF to determine Achievability: Medium (6-10yrs) Summary of infrastructure provider comments **Highways Agency** Network Status Impact **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 1/1/2000, sovering more than 50% of the site

Planning History	Applications since 1/1/2009, covering more than 50% of the site		
App Number	Proposal	Decision	% of site
10/03023/COND	Consent, agreement or approval required by conditions 25 and 26 of Planning Application 09/02707/FU	Α	97

#### **Outer West**

Newlands - Farsley Celtic AFC, Farsley				
13/00384/COND	Consent, agreement or approval of condition 31 of Planning Application 09/02707/FU		97	
11/01223/FU	Variation of condition no. 35 of application no. 09/02707/FU to occupy the proposed dwellings before the sports pitches are available for use.	Α	97	
13/03266/COND	Consent, agreement or approval required by condition 32 of Planning Application 09/02707/FU	A	97	
10/05239/FU	Amendment to previous approval 09/02707/FU involving substitution of plots 12 and 13 to include attached garages	A	97	
10/05159/COND	Consent, agreement or approval required by condition 31 of Planning Application 09/02707/FU	R	97	
11/02543/FU	Addition of garages to plots 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11	Α	97	
10/02988/COND	Consent, agreement or approval required by conditions 3, 5, 7, 11 and 15 of Planning Application 09/02707/FU	Α	97	
10/02991/COND	Consent, agreement or approval required by conditions 28, 30 and 33 of Planning Application 09/02707/FU	Α	97	
09/02707/FU	Laying out of access road and erect 14 houses, new 2 storey clubhouse with changing rooms and stand, laying out of all weather pitch with floodlighting, 5 grass playing pitches, car parking areas and landscaping	A	97	

#### Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
1102 2100110011		70 Overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	86.46	
N8 Urban Green Corridor	86.47	
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	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

% overlap

#### **Regeneration Areas**

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

# Other Spatial Relationship

LCC ownership	21.49	
Nearest train station	N	lew Pudsey
Nearest train station distance	(m)	1156.48
Nearest bus s	top	12241
Nearest bus stop distance	(m)	302.25

Agricultural classification Urban

#### 24 Newlands - Farsley Celtic AFC, Farsley

Ē		
	Overlaps SSSI	
	Overlaps SEGI	
Ī	Overlaps LNA	
ľ	Overlaps LNR	
	Overlaps Conservation Area	
ľ	Overlaps Listed Building	
	Overlaps Strat. Employment buffer	
	Overlaps Public Right of Way	
	Overlaps SFRA Flood Zone	
	Overlaps EA Flood Zone	
Ī	Overlaps HSE Major Hazard	
	Overlaps HSE Gas Pipeline	
	Overlaps Pot. Contamination	
_		_
	Overlaps Minerals Safeguarde	2
	Overlaps Minerals Safeguarded 100n	n

#### 24 Newlands - Farsley Celtic AFC, Farsley

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
, , ,	
Summary of reps	
Juninary of Teps	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
	planning permission or existing UDP allocation. Principle of residential development accepted

#### 26 **Swinnow Road - land north of Morrisons**

Site Details								
Easting	424039	Northing	434315	Site area ha	0.7	SP7	Main Urban Area Infill	
HMCA	Outer West			1	Ward	Armley		
Sita Characteristics								

Sito typo	Brownfield
Site type	DIOWITTEIU

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	No

Doccri	ntion
Descri	ριισπ

#### **Greenbelt Assessment - Not Required**

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

Would development lead to/consti		
Would development result in an is		
Is the site well connected to the b		
Would development round off the		
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	
Do features provide bound	
Coalescence Conclusion	

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

Strong defensible boundary			
Does the site provide acces			
Does the site include local/	national nature conservation areas (SSSIs		
Areas of protected/unprote			
Site includes Grade 1, Grad			
Does the site contain buildings			
Are these buildings used fo			
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 West**

11/00991/OT

Layout access and erect residential development of 25

# 26 **Swinnow Road - land north of Morrisons 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

Α

90

#### **Outer West**

26 Swinnow Road - land north of Morrisons				
14/00090/OT	Outline planning application for residential development and an open A1 retail unit (4,000 sq ft)	R	91	
14/01313/OT	Outline Application for residential development of 25No. units	Α	90	
12/00288/EXT	Extension of time period for planning permission 07/07333/FU Laying out of access road and erection of 42 flats in 3 three storey blocks, with 58 car parking spaces	Α	100	

#### Spatial relationships

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

# **Core Strategy**

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>✓</b>	

# **Regeneration Areas**

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

# Other Spatial Relationship

LCC ownership	0.04	
Nearest train station		Bramley
Nearest train station distance (	(m)	133.75
Nearest bus s	8316	
Nearest bus stop distance (	106.77	
Agricultural classificat	ion	Urban
Overlaps S	SSI	
Overlaps SI		
Oundama I		

erlaps SSSI	C
erlaps SEGI	O
verlaps LNA	(
verlaps LNR	(
vation Area	Overlaps Conse
ed Building	Overlaps Li
ment buffer	Overlaps Strat. Emplo
ight of Way	Overlaps Public
Flood Zone	Overlaps SFR
Flood Zone	Overlaps E
ajor Hazard	Overlaps HSE I
Sas Pipeline	Overlaps HSE
ntamination	Overlaps Pot. C
s Safeguarded	Overlaps Miner
<u> </u>	Overlaps Minerals Saf

Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	ſ
Overlaps Pot. Contamination	Ī
Overlaps Minerals Safequarded	7
Overlaps Minerals Safeguarded 100m	-
· · · · · · · · · · · · · · · · · · ·	_

#### 26 Swinnow Road - land north of Morrisons

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
Summary of reps	
	wellings, yet the most recent permission for the site is for 25 dwellings.
Comments on phasing	
1 3	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
	planning permission or existing UDP allocation. Principle of residential development accepted

#### 33 Carlisle Road - Daytona Works, Pudsey LS28 8PL

Site Details							
Easting	421993	Northing	432777	Site area ha	0.5	SP7	Main Urban Area Infill
HMCA	HMCA Outer West		Ward	Pudsey	-		

#### **Site Characteristics**

Site type Brownfield

On-site land uses

Manufacturing and Wholesale

Neighbouring land uses

Dwellings

Manufacturing and Wholesale

Other land uses - None

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

#### Description

Site is within the main urban area surrounded by residential development. Previous employment use on site (which is currently vacant), consisting of three storey stone mill buildings. To the south of the site are other industrial units which are still in operation. Road frontage to the site on three boundaries, west north and east.

#### **Greenbelt Assessment - Not Required**

#### 1. Check the unresticted 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 bound			
Coalescence Conclusion	<u> </u>		

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

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

#### Encroachment Conclusion

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

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

Character Conclusion

# 33 Carlisle Road - Daytona Works, Pudsey LS28 8PL Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence SHLAA conclusions Availability: Short (=<5 yrs) Suitability: Suitable Achievability: Medium (6-10yrs) Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Good accessibility all round 5 Access comments Unclear frontage rights (site not bounded to adopted highway) but seems possible 3 Local network comments Local capacity, congestion in pudsey 4 **Total score** Mitigation measures 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 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 West**

# 33 Carlisle Road - Daytona Works, Pudsey LS28 8PL LCC Ecology support Supported Supported

Ecology boundary

Education comments

Flood Risk
Flood Zone 1

Utilities
Gas

Electric

Fire and Rescue

Telecoms

 Other

 English Heritage

Natural England

Planning History	Applications since 1/1/2009, covering more than 50% of the site		
App Number	Proposal	Decision	% of site
11/01860/FU	Erection of 23 dwelling houses	Α	100
12/03483/COND	Consent, agreement or approval required by conditions 3, 4, 9, 11, 14, 15, 16 and 18 of Planning Application 11/01860/FU		100

Spatial relationships	
UDP Designations	Core Strategy

# 33 Carlisle Road - Daytona Works, Pudsey LS28 8PL

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

100.00 % overla	Main Urban Area
0.00	Major Settlement
0.00	Minor Settlement
<b>✓</b>	Overlaps Urban Extension
<del></del>	

# Regeneration Areas

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

# Other Spatial Relationship

Other Spatial Relationshi	р
LCC ownership %	0.00
Nearest train station	lew Pudsey
	,
Nearest train station distance (m)	1753.22
Nearest bus stop	12775
Nearest bus stop distance (m)	73.70
Agricultural classification	Urban
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	✓
Overlaps Minerals Safeguard	ed

Overlaps Minerals Safeguarded 100m

#### 33 Carlisle Road - Daytona Works, Pudsey LS28 8PL

Conclusions				
Issues and Options Summary				
Brownfield site in urban area. Pla site once the plan is updated.	nning permission for residential	development granted 1st June 201	12. The site will become a	a 'lime green'
Site affects others?				
Sustainability summary				
Summary of reps				
Metro The sites in this list are supported provision would be required at the	ese sites (based on the current page sites based on the proximity	ic mitigation would be required but public transport network). From a p to the core public transport networ Access to Primary Schools Acc	oublic transport perspective ork and the bus service freq	e, we would uency levels.
Metro The sites in this list are supported provision would be required at the encourage the prioritisation of the Distance to Core Network (Centre	ese sites (based on the current pase sites based on the proximity	public transport network). From a p to the core public transport networ	oublic transport perspective ork and the bus service freq	e, we would uency levels.
Metro The sites in this list are supported provision would be required at the encourage the prioritisation of the Distance to Core Network (Centre Primary Health	ese sites (based on the current pase sites based on the proximity of site)  Buses Per Hour	public transport network). From a p to the core public transport networ Access to Primary Schools Acc	public transport perspective is and the bus service freq cess to Secondary Schools	e, we would uency levels. Access to
Metro The sites in this list are supported provision would be required at the encourage the prioritisation of the Distance to Core Network (Centre Primary Health 203  Comments on phasing	ese sites (based on the current pase sites based on the proximity of site)  Buses Per Hour	public transport network). From a p to the core public transport networ Access to Primary Schools Acc	public transport perspective is and the bus service freq cess to Secondary Schools	e, we would uency levels. Access to
Metro The sites in this list are supported provision would be required at the encourage the prioritisation of the Distance to Core Network (Centre Primary Health 203  Comments on phasing  DPP Allocation	ese sites (based on the current pase sites based on the proximity of site)  Buses Per Hour	public transport network). From a p to the core public transport networ Access to Primary Schools Acc	public transport perspective is and the bus service freq cess to Secondary Schools	e, we would uency levels. Access to
Metro The sites in this list are supported provision would be required at the encourage the prioritisation of the Distance to Core Network (Centre Primary Health 203  Comments on phasing	ese sites (based on the current pase sites based on the proximity of site)  Buses Per Hour	public transport network). From a p to the core public transport networ Access to Primary Schools Acc	public transport perspective is and the bus service freq cess to Secondary Schools	e, we would uency levels. Access to
Metro The sites in this list are supported provision would be required at the encourage the prioritisation of the Distance to Core Network (Centre Primary Health 203  Comments on phasing  DPP Allocation	ese sites (based on the current pase sites based on the proximity of site)  Buses Per Hour	public transport network). From a p to the core public transport networ Access to Primary Schools Acc	public transport perspective is and the bus service freq cess to Secondary Schools	e, we would uency levels. Access to

Site Details								
Easting	426193	Northing	433744	Site area ha	1	SP7	Main Urban Area Infill	
HMCA	Outer West				Ward	Armley		
Site Characteristics								
Site type Brownfield								
On-site land uses								

Neighbouring land uses

Outdoor sport facility

Dwellings

Vacant land

Other land uses - None

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

Description

Previous employment site - now cleared and vacant. Set in urban area.

#### **Greenbelt Assessment - Not Required**

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

Would development lead to/constitue ribbon development?	1
Would development result in an isolated development?	
Is the site well connected to the built up area?	1
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 bound	daries to contain the c	levelopment?			
Coalescence Conclusion			•		

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

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

Encroachment Conclusion

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

Site within/adjacent to		
Can development pres		
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 infra	astructure provi	der comments				
LCC Highways Com	ments					
Public transport access						Rank (1-5)
Good accessibility all r	ound					5
Access comments	1 d1-d bi-b				adden. Davidson smallestlere en elle	1
with compromised acc		s, Harrow access alo	ng rower can	e with no scope to	widen. Previous application on site	4
Local network comme	nts					
Cumulative impact on	Stanningley Road					4
Mitigation measures						Total score
highway safety improv	vements for accesse	s in to site, possible	cumulative fur	nd required		13
Highways site support						
Yes		,				
Contingent on other si	ites					]
Contingent on other si	ites					٦
Highways Agency Impact No material i	Impact	Naturali Ctatus	No objection			
Impact   No material i	прасі	Network Status	No objection			
	1					
Network Rail						
Yorkshire Water						
Treatment Works	Knostrop					
level. Development the ensure the necessary 2020. Phasing is one	at will connect to th infrastructure and ca method used to ensi	e public sewer syster apacity can be provid ure sites are brought	m needs to be led to serve th forward in lin	co-ordinated with `ne site. The forthco e with YW's investn	or significant development at Knostro Yorkshire Water's Asset Management ming AMP(6) will run from April 2015 ment. It is particularly important that	Plans (AMP) to to March sites which
	ing a site forward be	efore YW have comp	leted any plan	ned improvements	t available sewerage and WwTW capa it may be possible for the developer	
Environment Agend	су					
Constraints						
FZ1 under 1 ha. See	comments in main to	ext of our response.				
LCC						
Ecology support	Supported					
Supported						

Ecology boundary		
Education comments		
Flood Risk		
Flood Zone 1		
Utilities		
Gas		
Electric		
Fire and Rescue		
Telecoms		
	4	

#### Other

English Heritage

40 and 42 Tower Lane on the western side 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 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				
12/01848/FU	Laying out of access road and erect 47 houses	W	92				

#### Spatial relationships

#### **UDP Designations**

0.00	% overlap
0.00	
0.00	
5.07	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
	0.00 0.00 5.07 0.00 0.00 0.00 0.00 0.00 0.00 0.00

#### **Core Strategy**

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

#### **Regeneration Areas**

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

LCC ownership %	0.04
No sect train station	Lla a dia alau
Nearest train station	Headingley
Nearest train station distance (m)	2171.87
Nearest bus stop	3978
Nearest bus stop distance (m)	160.77
Agricultural classification	Urban
	1 🗆
Overlaps SSSI	_ =
Overlaps SEGI	_ =
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<b>✓</b>
Overlaps Minerals Safeguard	ded
Overlaps Minerals Safeguarded 10	0m

#### Conclusions

Issues and Options Summary

Residential development considered acceptable in principle. Highways issues - sub standard access to adopted highway. Tower Lane narrow with no scope to widen.

Site affects others?

Sustainability summary

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

Summary of reps

English Heritage

40 and 42 Tower Lane on the western side 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 these assets are not harmed.

Metro

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

Buses Per Hour

Access to Primary Schools

Access to Secondary Schools

Access to Primary Health

161 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

# CFSM051 Town Street, Farsley, Pudsey, Leeds, LS28 5UJ

Site Detai	ls								
Easting	421677	Northing	435386	Site area ha	3.3	SP7	Main Urban Ar	ea Infill	
HMCA C	Outer West				Ward	Calverley a	and Farsley		
011 01					'	·			
Site Chara		S	1						
Site type E	Brownfield								
On-site land	uses								
Office									
Manufacturin	g and Who	lesale							
Neighbouring Shops	g land uses								
Dwellings									
Unmanaged	Forest								
Other land u	ses - None								
Topography	Flat				Landscape	Limited Tree	e Cover		
Boundaries		vell defined			Road front				-
Description									
Site of an old									ion. Well defined trees nd east is Farsley town
Public transp Meets Core S	ort accessi	bility comm							Rank (1-5)
Access comm									
Adequate fro	ntage to m	ain high str	eet but may	require signals					4
Local networ									
Posssible cur	nulative eff	ect on ring	road.						4
Mitigation m	easures								Total score
Access impro		nd bus stop	improveme	nts.					13
Highways sit	e support								
Yes	. 1								
Contingent o	n other site	2S							
Contingent o	n other site	es							

#### CFSM051 Town Street, Farsley, Pudsey, Leeds, LS28 5UJ

#### **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 Not supported

Not supported (RED). This site has a mill pond which is shown on the 1852 O/S map and may date to 1829. Ponds are a UK BAP Priority Habitat. The undeveloped area adjacent to the pond is Lowland Mixed Deciduous Woodland (birch woodland) also a UK BAP Priority Habitat. Note comments re biodiversity and TPOs in application 12/02644 (withdrawn) 14/08/2012. No data on amphibians has been recorded at West Yorkshire Ecology, but the site is likely to support common toad a UK BAP Priority Species, common frog and smooth newt both West Yorkshire BAP Priority Species. It may also support Great Crested Newts although this is unlikely as the nearest reliable records are 5km to the north. Retain pond and woodland as amphibian habitat.

#### **Ecology boundary**

Supported with mitigation if Red hatched areas are excluded and the boundary is ammended as per Drawing RM/CFSM051 and the western boundary is protected and enhanced by an appropriate buffer planted with native trees and shrubs.

**Education comments** 

Flood Risk

Flood Zone 1. Culverted watercourse under SE corner of the site. Potential surface water flooding from Chapel Street

#### **Utilities**

Gas

Electric

Fire and Rescue

Telecoms

#### Other

English Heritage

This site lies within the Farsley Conservation Area.

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

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

#### Natural England

Housing allocations 1322, and 1053 are adjacent to Leeds-Liverpool Canal SSSI (see citation below). In addition housing allocations 1337, 4097,

#### **Outer West**

#### CFSM051 Town Street, Farsley, Pudsey, Leeds, LS28 5UJ

1124, 1123A, 1110, 1114, 212, 4041, 255, 638, 254, 4036 and employment allocations CFSM051 and CFSE005 are all within 2km of this nationall protected site. The effects of these allocations alone and cumulatively should be assessed. Allocations (or groups) which are likely to significantly affect the canal should not be progressed. www.sssi.naturalengland.org.uk/citation/citation\_photo/1004146.pdf

Planning History	ry Applications since 1/1/2009, covering more than 50% of the site								
App Number	Proposal	Decision	% of site						
14/02476/FU	Hybrid application for Outline of new access, new development, woodland management, full application for demolition, change of use to A1, A2, A3, A4, C1, C2, D1 and D2 and 12 dwellings		98						
13/03543/ADV	3 externally illuminated wall mounted signs; 1 externally illuminated post mounted sign	Α	98						
14/03267/FU	New door in existing opening	Α	98						

#### Spatial relationships

<b>UDP Designations</b>		
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		
Sch. Ancient Mon.	0.00	

Core Strategy	

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>V</b>	

#### **Regeneration Areas**

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

#### Other Spatial Relationship

LCC ownership	0.00	
Nearest train station	N	lew Pudsey
Nearest train station distance	1209.77	
Nearest bus s	top	13311
Nearest bus stop distance	128.18	

Agricultural classification Urban

# CFSM051 Town Street, Farsley, Pudsey, Leeds, LS28 5UJ

Overlaps SSSI Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps Conservation Area Overlaps Listed Building verlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone
Overlaps LNA Overlaps LNR Overlaps Conservation Area Overlaps Listed Building verlaps Strat. Employment buffer Overlaps Public Right of Way
Overlaps LNR Overlaps Conservation Area Overlaps Listed Building verlaps Strat. Employment buffer Overlaps Public Right of Way
Overlaps Conservation Area Overlaps Listed Building verlaps Strat. Employment buffer Overlaps Public Right of Way
Overlaps Listed Building verlaps Strat. Employment buffer Overlaps Public Right of Way
verlaps Strat. Employment buffer Overlaps Public Right of Way
Overlaps Public Right of Way
1 0 3
Overlaps SFRA Flood Zone
Overlaps EA Flood Zone
Overlaps HSE Major Hazard
Overlaps HSE Gas Pipeline
Overlaps Pot. Contamination
Overlaps Minerals Safeguard
verlaps Minerals Safeguarded 100

#### CFSM051 Town Street, Farsley, Pudsey, Leeds, LS28 5UJ

# Issues and Options Summary Sunnybank Mills - Suitable for mixed use development - Specific uses proposed residential, employment & office. Capacity is an estimate based on half SHLAA housing capacity to allow for mixed use scheme as no figure supplied by submitter. Site affects others? Sustainability summary Significant negative - ecology objection. Minor negative - employment, economic growth, landscape and historic environment. Significant positive - greenhouse emissions, flood risk and accessibility. Minor positive - access to schools,, health, leisure and Summary of reps Comments on phasing

#### **DPP Allocation Conclusion**

Mixed use with housing

Sunnybank Mills - Suitable for mixed use development - Specific uses proposed residential, employment & office. Capacity is an estimate based on half SHLAA housing capacity to allow for mixed use scheme as no figure supplied by submitter.

#### 64 South Park Mills (15a 15 16 17) - Acrivan Ltd

Site Details							
Easting	422624	Northing	431615	Site area ha	1.3	SP7	Other Rural Extension
HMCA	Outer West				Ward	Pudsey	
Site Characteristics							

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

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	No

Descri	ntion
DUSUIT	puon

#### **Greenbelt Assessment**

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

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

#### 2. Prevent neighbouring towns from merging

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

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

Strong defensible boundary		
Does the site provide acces		
Does the site include local/i	national nature conservation areas (SSSIs	
Areas of protected/unprote		
Site includes Grade 1, Grad		
Does the site contain buildi		
Are these buildings used for		
Encroachment Conclusion		

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

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

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

# South Park Mills (15a 15 16 17) - Acrivan Ltd 64 **SHLAA** conclusions Availability: Longterm (+11yrs) Suitability: LDF to determine Achievability: Longterm (11+yrs) Summary of infrastructure provider comments **Highways Agency** Network Status Impact **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
13/04986/FU	Laying out of access road and erection of 14 dwellings	Α	100

64

% overlap

# Spatial relationships

UDP Designations				
N32 Greenbelt	95.29			
N34 PAS	0.00			
RL1 Rural Land	0.00			
N1 Greenspace	0.00			
N1A Allotments	0.00			
N5 Open Space	0.00			
N6 Playing Pitch	0.00			
N8 Urban Green Corridor	0.00			
CC Shopping Quarter	0.00			
UDP City Centre	0.00			
S2S6 Town Centre	0.00			
Proposed Local Centre	0.00			
Overlaps N37 SLA	<b>✓</b>			
Sch. Ancient Mon.	0.00			

# Core Strategy

	_
Main Urban Area 0.00	% overlap
Major Settlement 0.00	ס
Minor Settlement 0.00	)
ps Urban Extension	_
_	

% overlap

#### **Regeneration Areas**

Inner South RA	0.00
LB Corridor RA	94.98
EASEL RA	0.00
Aire Valley RA	0.00
West Leeds Gateway	0.00

# Other Spatial Relationship

LCC ownership % 0.00 Nearest train station New Pudsey Nearest train station distance (m) 3074.95 9562 Nearest bus stop 586.39 Nearest bus stop distance (m) Agricultural classification Grade 4 Overlaps SSSI Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps Conservation Area Overlaps Listed Building Overlaps Strat. Employment buffer Overlaps Public Right of Way **~** Overlaps SFRA Flood Zone Overlaps EA Flood Zone

Overlaps Minerals Safeguarded
Overlaps Minerals Safeguarded 100m

Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination

**~** 

#### 64 South Park Mills (15a 15 16 17) - Acrivan Ltd

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
ouotamaziiti ouminary	
C	
Summary of reps	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
	planning permission or existing UDP allocation. Principle of residential development accepted

#### 153 Cemetery Road, Pudsey LS28 7HH

Site Details								
Easting	421743	Northing	433461	Site area ha		4	SP7	Main Urban Area Infill
HMCA	HMCA Outer West				Ward	Pudsey		

#### **Site Characteristics**

Cita tuna	Dunitunfialal
Site type	Browniieid

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 unresticted sprawl of large built up areas

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

#### 2. Prevent neighbouring towns from merging

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

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

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

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

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

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

#### **Outer West**

# 153 Cemetery Road, Pudsey LS28 7HH **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 1/1/2000, sovering more than 50% of the site

Planning History	Applications since 1/1/2009, covering more than 50% of the site		
App Number	Proposal	Decision	% of site
14/00720/COND	Consent, agreement or approval required by conditions 25 and 27 of Planning Application 06/01130/FU		100

#### **Outer West**

153 Cem	etery Road, Pudsey LS28 7HH			 
10/9/00140/MOD	Laying out of two access roads and erection of 164 houses and apartments and open space.NON-MATERIAL AMENDMENT: Plot 29 detached from Plot 28; car ports removed from house type 332; house types shown with correct codes and legend updated	M01	100	
10/01392/COND	Consent, agreement or approval required by conditions 2, 3, 11, 12, 13, 14, 15, 16, 17 and 32 of Planning Application 06/01130/FU	Α	100	
10/02088/COND	Consent, agreement or approval required by conditions 7, 25 and 26 of Planning Application 06/01130/FU	Α	100	

#### Spatial relationships

<b>UDP Designations</b>		
N32 Greenbelt		

% overlap

1.00

N32 Greenbelt	0.00
N34 PAS	0.00
RL1 Rural Land	0.00
N1 Greenspace	0.86
N1A Allotments	0.00
N5 Open Space	0.00
N6 Playing Pitch	0.00
N8 Urban Green Corridor	0.00
CC Shopping Quarter	0.00
UDP City Centre	0.00
S2S6 Town Centre	0.00
Proposed Local Centre	0.00
Overlaps N37 SLA	

# Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>~</b>	

#### **Regeneration Areas**

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

# Other Spatial Relationship

Sch. Ancient Mon.

LCC ownersnip %		1.47
Nearest train station	N	lew Pudsey
Nearest train station distance	(m)	1040.13
Nearest bus s	top	10531
Nearest bus stop distance	(m)	140.08

#### Agricultural classification Urban

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	<b>✓</b>
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	<b>~</b>
Overlaps SFRA Flood Zone	$\Box$
Overlaps EA Flood Zone	$\Box$
Overlaps HSE Major Hazard	$\overline{\Box}$
Overlaps HSE Gas Pipeline	$\overline{\Box}$
Overlaps Pot. Contamination	
Overlans Minerals Safeguarded	 ]

Overlaps Minerals Safeguarded 100m

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	<b>✓</b>
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	<b>✓</b>
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<b>✓</b>
Overlans Minerals Safeguarded	

# 153 Cemetery Road, Pudsey LS28 7HH

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. Princi	iple of residential development accepted

#### 157 Red Lane - Edroyd House, Farsley

Site Details								
Easting	421537	Northing	435420	Site area ha	0.5		SP7	Main Urban Area Infill
HMCA	MCA Outer West		War	rd	Calverley a	nd Farsley		

#### **Site Characteristics**

Site type Brownfield

On-site land uses

Dwellings

**Unmanaged Forest** 

Neighbouring land uses

Dwellings

Unmanaged Forest

Other land uses - None

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

Description

Site contains one large dwelling. Rest of site heavily treed. Set in conservation area.

#### **Greenbelt Assessment - Not Required**

#### 1. Check the unresticted 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 bound		
Coalescence Conclusion		

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

•	•	
Strong defensible boundary	between site and urban area	
Does the site provide acces	s 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 buildi	ngs	
Are these buildings used fo	r 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

# 157 Red Lane - Edroyd House, Farsley Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence SHLAA conclusions Availability: Short (=<5 yrs) Suitability: Unsuitable Achievability: Uncertain Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Good accessibility all round 5 Access comments Inadequate access to site for 5 houses 2 Local network comments Cumulative impact on ring road 4 **Total score** Mitigation measures Improvements to access junction and internal access road required 11 Highways site support 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 under 1 ha. See comments in main text of our response.

# 157 Red Lane - Edroyd House, Farsley

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

Planning History	Applications since 1/1/2009, covering more than 50% of the site		
App Number	Proposal	Decision	% of site
09/00558/FU	Conversion of 4 flats to single dwelling and addition of extension to side, to form double garage	Α	68

#### Spatial relationships

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

Core Strategy	

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>✓</b>	

<b>`</b>			Areas
2000	nera	ITINN	Areas
<b>LCUC</b>	11016		AI CUS

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

#### 157 Red Lane - Edroyd House, Farsley

# Other Spatial Relationship

LCC ownership %	0.00
Nearest train station New	w Pudsey
Nearest train station distance (m)	1185.12
Nearest bus stop	13311
Nearest bus stop distance (m)	259.68
Agricultural classification U	ban
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	<u> </u>
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	$\overline{\Box}$
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	П
Overlaps HSE Major Hazard	$\overline{\Box}$
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<b>✓</b>
Overlaps Minerals Safeguarded	
Overlaps Minerals Safeguarded 100m	

#### 157 Red Lane - Edroyd House, Farsley

#### Conclusions

Issues and Options Summary

Current permission to convert current dwelling from flats into one dwelling (Nov 2010). Significant tree cover and highway concerns regarding access.

Site affects others?

Sustainability summary

Significant negative - greenfield site. Minor negative - landscape. Significant positive - greenhouse emissions and accessibility. Minor positive access to schools, health, leisure and greenspace, and flood risk.

Summary of reps

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

9 Yes Yes Yes

Comments on phasing

**DPP Allocation** 

Not proposed as housing allocation

**DPP Allocation Conclusion** 

Site contains one large dwelling. Rest of site heavily treed. Set in conservation area. No development opportunity

Site Deta	Site Details						
Easting	Easting 425141 Northing 435425 Site area ha 0.7 SP7 Main Urban Area Infill						
HMCA	Outer West				Ward	Bramley and Stanningley	
Site Cha	racteristic	~c					

Site type Brownfield

On-site land uses

Vacant land

Neighbouring land uses

Dwellings

General

Other land uses - None

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

Description

Grassland that adjoins new child day care nursery. Set in urban area.

#### **Greenbelt Assessment - Not Required**

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

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

#### 2. Prevent neighbouring towns from merging

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

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

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

**Ecology support** 

Supported

Supported

#### 163 Broad Lane (139) - Salvation Army, Bramley

## **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) Good access to Public Transport, education and employment and health 5 Access comments The existing access serving the Salvation Army site should be used. The highway would have to be brought up to adoptable 4 standards and improvements to visibility may be necessary. This could involve setting back the existing boundary wall. Local network comments Scale of development would not have an adverse impact on capacity of local network 5 Total score Mitigation measures Access improvements 14 Highways site support Yes with mitigation Contingent on other sites No Contingent on other sites No **Highways Agency** Impact No material impact **Network Status** No objection, no mitigation required **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 1ha. See comments in our previous I&O consultation. LCC

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
14/04994/FU	Change of use and extensions to hostel to form 29 self contained flats, detached blocks of 31 new flats and 23 new houses; laying out of access road and associated parking and landscaping		99
14/03451/FU	Change of use and extensions to hostel to form 29 self contained flats. detached blocks of 31 new flats and 23 new houses; laying out of access road and associated parking and landscaping		99

### Spatial relationships

<b>UDP Designations</b>		
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		

Core Strategy

Main Urban Area	100.00	% overla
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>✓</b>	

<b>Regeneration Areas</b>
---------------------------

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

Other Spatial	Relationship
---------------	--------------

Other Spatial Relationship	)
LCC ownership %	0.00
Nearest train station	Bramley
Nearest train station distance (m)	1559.89
Nearest bus stop	11153
Nearest bus stop distance (m)	113.41
Agricultural classification U	rban
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<b>✓</b>
Overlaps Minerals Safeguarded	d l

Overlaps Minerals Safeguarded 100m

#### Conclusions

Issues and Options Summary

Site within existing urban area. Residential development acceptable in principle. Boundary of site has been amended to exclude the recently developed child care day nursery.

Site affects others?

Sustainability summary

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

Summary of reps

Metro

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

Buses Per Hour

Access to Primary Schools

Access to Secondary Schools

Access to Primary Health

87 8 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

### 242 Fairfields, Fairfield Grove, Bramley

Site Deta	ails						
Easting	423783	Northing	434737	Site area ha	2.8	SP7	Main Urban Area Infill
HMCA Outer West		Ward	Bramley ar	nd Stanningley			

#### **Site Characteristics**

Sito typo	Prownfield
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 unresticted sprawl of large built up areas

Would development lead to/consti		
Would development result in an is	solated development?	
Is the site well connected to the b		
Would development round off the settlement?		
Is there a good existing barrier between the existing urban area and the undeveloped land?		
Unrestricted Sprawl Conclusion		

#### 2. Prevent neighbouring towns from merging

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

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

Strong defensible boundary			
Does the site provide acces	s to the countryside		
Does the site include local/	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

# 242 Fairfields, Fairfield Grove, Bramley **SHLAA** conclusions Suitability: Suitable Availability: Short (=<5 yrs) Achievability: Short (=<5yrs) Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Good accessibility all round 5 Access comments Good frontage with multiple adtoped highways except one part of site which has no frontage 4 Local network comments Local capacity 5 Total score Mitigation measures Possible traffic calming required 14 Highways site support Yes except site with no access onto adtoped highway 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 Supported Ecology support Supported Ecology boundary **Education comments**

### **Outer West**

242 Fairfi	elds, Fairfield Grove, Bramley
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
10/05641/COND	Consent, agreement or approval required by conditions 4, 15 and 16 of Planning Application 09/02814/FU	Α	99
10/9/00205/MOD	96 houses, 26 flats and 10 bungalows, with associated green spaceNON-MATERIAL AMENDMENT: Reposition Plot 1 0.8m further away from hawthorn boundary hedge	M01	99
10/01747/COND	Consent, agreement or approval required by conditions 7, 10, 11 and 15 of Planning Application 09/02814/FU	SPL	99
09/02814/FU	96 houses, 26 flats and 10 bungalows, with associated green space	Α	99
11/03019/COND	Consent, agreement or approval required by condition 10 of Planning Application 09/02814/FU	Α	99
10/9/00147/MOD	96 houses, 26 flats and 10 bungalows, with associated green spaceNON-MATERIAL AMENDMENT: Include structural piers to house type D2; amendment and re-siting of substation to site E2; amendment to fenestration to apartment block to site C and site E2, and slab/steps in block to E2	M04	99
10/02979/COND	Consent, agreement or approval required by conditions 3 and 4 of Planning Application 09/02814/FU	SPL	99
11/9/00150/MOD	96 houses, 26 flats and 10 bungalows, with associated green spaceNON MATERIAL AMENDMENT TO 09/02814/FU: Removal of two parking spaces from bungalow with landscaping. Enclosure of garden/drive by 1800mm/1000mm railings and gates. Provision of access barrier to adopted footpath.	M01	99

Snatial	relationship	ns
Spatiai	relationsin	v3

**UDP Designations** 

**Core Strategy** 

### 242 Fairfields, Fairfield Grove, Bramley

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	8.93	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
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	

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>✓</b>	

### **Regeneration Areas**

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

### Other Spatial Relationship

LCC ownership % 100.00
Nearest train station Bramley
earest train station distance (m) 362.33
Nearest bus stop 11542
Nearest bus stop distance (m) 171.66
Agricultural classification Urban
Overlaps SSSI
Overlaps SEGI
Overlaps LNA
Overlaps LNR
Overlaps Conservation Area
Overlaps Listed Building
erlaps Strat. Employment buffer
Overlaps Public Right of Way
Overlaps SFRA Flood Zone
Overlaps EA Flood Zone
Overlaps HSE Major Hazard
Overlaps HSE Gas Pipeline
Overlaps Pot. Contamination
Overlaps Minerals Safeguarded
erlaps Minerals Safeguarded 100m

### 242 Fairfields, Fairfield Grove, Bramley

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
Summary of reps	
Comments on phasing	
comments on priasing	
DDD All II	1
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
Site with current or recently expired	d planning permission or existing UDP allocation. Principle of residential development accepted

#### 248 Waterloo Infants School, Waterloo Road, Pudsey

Site Details							
Easting	421181	Northing	433282	Site area ha	0.8	SP7	Main Urban Area Infill
HMCA	Outer West				Ward	Pudsey	
Site Characteristics							
Site type Brownfield							
On site lan	duses Nor	10					

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	No

Descri	ption

#### **Greenbelt Assessment - Not Required**

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

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

#### 2. Prevent neighbouring towns from merging

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

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

Strong defensible boundary between site and urban area		
Does the site provide access to the countryside		
Does the site include local/r	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

# 248 Waterloo Infants School, Waterloo Road, Pudsey **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	
10/04284/COND	Consent, agreement or approval required by conditions 3, 4, 7, 10, 13 and 15 of Planning Application 10/02034/FU	R	100	

#### **Outer West**

248 Waterloo Infants School, Waterloo Road, Pudsey				
11/9/00236/MOD	Laying out of access road and erect 30 houses, with landscaping NON MATERIAL AMENDMENT to 10/02034/FU Relocation of footpaths to front of dwelling numbers 203 and 204	M01	100	
11/00427/COND	Consent, agreement or approval required by conditions 3, 4, 7, 10, 13 and 15 of Planning Application 10/02034/FU	SPL	100	
10/02034/FU	Laying out of access road and erect 30 houses, with landscaping	Α	100	

#### Spatial relationships

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

Core	Strategy	

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>✓</b>	

Regeneration Areas

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

### Other Spatial Relationship

LCC ownership %		99.91
Nearest train station		lew Pudsey
Nearest train station distance (m)		1024.54
Nearest bus stop		6520
Nearest bus stop distance	(m)	74.85

### Agricultural classification Urban

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	$\overline{\Box}$
Overlaps EA Flood Zone	$\Box$
Overlaps HSE Major Hazard	$\overline{\Box}$
Overlaps HSE Gas Pipeline	$\overline{\Box}$
Overlaps Pot. Contamination	
Overdene Minerale Cafe avende	
Overlaps Minerals Safeguarde	ן [

Overlaps Minerals Safeguarded 100m

### 248 Waterloo Infants School, Waterloo Road, Pudsey

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
Summary of reps	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
	d planning permission or existing UDP allocation. Principle of residential development accepted

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

#### **Site Characteristics**

Site type Greenfield

On-site land uses

Vacant land

Neighbouring land uses

Dwellings

Education

Shops

Other land uses - None

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

Description

Disused playing field on the north side of Oldfield Lane. Retail uses to the east and school and greenspace to the north. The remaining area is characterised by residential uses.

#### **Greenbelt Assessment - Not Required**

#### 1. Check the unresticted 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		
Do features provide bound		
Coalescence Conclusion		

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

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

**Encroachment Conclusion** 

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

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

Character Conclusion

# 254 Oldfield Lane - Leeds City Boy's pitch, LS12 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) Good accessibility all round 5 Access comments Good frontage with Oldfield Lane 5 Local network comments Local network fine on Oldfield Lane, likely cumulative impact on Inner Ring Road and Outer Ring Road 4 Total score Mitigation measures Traffic calming on Oldfield Lane, possibly achievable through financial contributions from planning applications. 14 Highways site support Yes Contingent on other sites 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.

LCC	
Ecology support	Supported
Supported	
Ecology boundary	
33	
Education comments	
Flood Risk	
Flood Zone 1	
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
Other	
English Heritage	
Natural England	
1124, 1123A, 1110, 1	322, and 1053 are adjacent to Leeds-Liverpool Canal SSSI (see citation below). In addition housing allocations 1337, 4097, 114, 212, 4041, 255, 638, 254, 4036 and employment allocations CFSM051 and CFSE005 are all within 2km of this nationall fects of these allocations alone and cumulatively should be assessed. Allocations (or groups) which are likely to significantly

affect the canal should not be progressed. www.sssi.naturalengland.org.uk/citation\_photo/1004146.pdf

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

### Spatial relationships

N32 Greenbelt 0.00  N34 PAS 0.00  RL1 Rural Land 0.00  N1 Greenspace 0.00  N1A Allotments 0.00  N5 Open Space 0.00  N6 Playing Pitch 99.91  N8 Urban Green Corridor 100.00  CC Shopping Quarter 0.00  UDP City Centre 0.00  Proposed Local Centre 0.00  Overlaps N37 SLA	<b>UDP Designations</b>		
RL1 Rural Land 0.00 N1 Greenspace 0.00 N1A Allotments 0.00 N5 Open Space 0.00 N6 Playing Pitch 99.91 N8 Urban Green Corridor 100.00 CC Shopping Quarter 0.00 UDP City Centre 0.00 S2S6 Town Centre 0.00 Proposed Local Centre 0.00	N32 Greenbelt	0.00	% overlap
N1 Greenspace 0.00 N1A Allotments 0.00 N5 Open Space 0.00 N6 Playing Pitch 99.91 N8 Urban Green Corridor 100.00 CC Shopping Quarter 0.00 UDP City Centre 0.00 S2S6 Town Centre 0.00 Proposed Local Centre 0.00	N34 PAS	0.00	
N1A Allotments 0.00  N5 Open Space 0.00  N6 Playing Pitch 99.91  N8 Urban Green Corridor 100.00  CC Shopping Quarter 0.00  UDP City Centre 0.00  S2S6 Town Centre 0.00  Proposed Local Centre 0.00	RL1 Rural Land	0.00	
N5 Open Space 0.00  N6 Playing Pitch 99.91  N8 Urban Green Corridor 100.00  CC Shopping Quarter 0.00  UDP City Centre 0.00  S2S6 Town Centre 0.00  Proposed Local Centre 0.00	N1 Greenspace	0.00	
N6 Playing Pitch 99.91  N8 Urban Green Corridor 100.00  CC Shopping Quarter 0.00  UDP City Centre 0.00  S2S6 Town Centre 0.00  Proposed Local Centre 0.00	N1A Allotments	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	N5 Open Space	0.00	
CC Shopping Quarter 0.00  UDP City Centre 0.00  S2S6 Town Centre 0.00  Proposed Local Centre 0.00	N6 Playing Pitch	99.91	
UDP City Centre 0.00 S2S6 Town Centre 0.00 Proposed Local Centre 0.00	N8 Urban Green Corridor	100.00	
S2S6 Town Centre 0.00 Proposed Local Centre 0.00	CC Shopping Quarter	0.00	
Proposed Local Centre 0.00	UDP City Centre	0.00	
•	S2S6 Town Centre	0.00	
Overlaps N37 SLA	Proposed Local Centre	0.00	
	Overlaps N37 SLA		

# **Core Strategy**

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>V</b>	

### **Regeneration Areas**

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

Sch. Ancient Mon.	0.00
COIT. / WICHOUT WICHT.	0.00

# Other Cuetial Deletianship

Other Spatial Relationship	)
LCC ownership %	26.38
Nearest train station	eeds City
Nearest train station distance (m)	2434.11
Nearest bus stop	12061
Nearest bus stop distance (m)	103.55
Agricultural classification U	rban
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	<b>✓</b>
Overlaps Pot. Contamination	<b>✓</b>
Overlaps Minerals Safeguarded	
Overlaps Minerals Safeguarded 100m	1 <u> </u>

#### Conclusions

Issues and Options Summary

Site is designated as a protected playing pitch (N6) on the existing UDP. However the adopted West Leeds Gateway Supplementary Planning Document states that the site is suitable for residential development providing on site greenspace is provided which extends existing greenspace to the north and creates a link across the site to greenspace at Oldfield Lane. No highway concerns.

Site affects others?

Sustainability summary

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

Summary of reps

Metro

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

Buses Per Hour

Access to Primary Schools

Access to Secondary Schools

Access to Primary Health

82 6 Yes Yes Yes

Comments on phasing

**DPP Allocation** 

Preferred housing allocation

**DPP Allocation Conclusion** 

Site is designated as a protected playing pitch (N6) on the existing UDP. However the adopted West Leeds Gateway Supplementary Planning Document states that the site is suitable for residential development providing on site greenspace is provided which extends existing greenspace to the north and creates a link across the site to greenspace at Oldfield Lane. No highway concerns.

#### 255 Far Fold, Theaker Lane LS12

Site Deta	ails						
Easting	426842	Northing	433691	Site area ha	1.3	SP7	Main Urban Area Infill
HMCA	Outer West				Ward	Armley	

#### **Site Characteristics**

Site type Brownfield

On-site land uses

Derelict

Neighbouring land uses

Dwellings

Outdoor amenity and open space

Other land uses - None

Topogra	hy Flat	Landscape	Significant Tree Cover
Bounda	es Existing well defined	Road front	Yes

Description

Cleared site. No constraints. Set in urban area.

#### **Greenbelt Assessment - Not Required**

#### 1. Check the unresticted 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

2. Frevent neighbouring towns from merging	
Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	

Coalescence Conclusion

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

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

Encroachment Conclusion

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

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

Character Conclusion

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

Supported

### 255 Far Fold, Theaker Lane LS12

SHLAA conclusions						
Availability: Short (=	=<5 yrs)	Suitability:	Suitable	Achievability:	Medium (6-10yrs)	
Summary of infra	structure prov	ider comments				
LCC Highways Com	ments					
Public transport access					Rank (1-	-5)
Good accessibility all r	=					]
Sood doossallinty and					5	
Access comments						
Access off Theaker Lai	ne through Leeds C	ity Council land.			4	
Local network comme	nte					
Congestion on Stannin		ing Road and Armley				1
oongestion on stariiii	igicy Rodd, Illiel R	ing road and riffing			3	
Mitigation measures					Total sco	ore
Possible financial cont	ribution from plann	ing applications requi	ired to fund highway	y works.		$\neg$
		3 111			12	
Highways site support						
Yes						
Contingent on other si	tes					
J						
Contingent on other si	tos					
Contingent on other si	163					
Highways Agency						
Impact No material i	mpact	Network Status	No objection			
n/a						
Network Rail						
Yorkshire Water						
Treatment Works	Knostrop					
level. Development the ensure the necessary 2020. Phasing is one represent a 10% or gr	at will connect to the infrastructure and of the method used to ensure ater increase in poing a site forward by	ne public sewer system capacity can be provice sure sites are brought opulation served by the pefore YW have comp	m needs to be co-or ded to serve the site forward in line with he works should tak oleted any planned ir	dinated with Yorkshire Water's A. The forthcoming AMP(6) will real type of the forthcoming the following the follo	rly important that sites which ge and WwTW capacity. If a	
		<u> </u>				
Environment Agend	у					—
Constraints						$\Box$
FZ1 over 1 ha. See co	omments in main te	ext of our response.				
LCC						
Ecology support	Supported					

#### **Outer West**

#### 255 Far Fold, Theaker Lane LS12

Ecology boundary

**Education comments** 

Flood Risk

Flood Zone 1. Part of site susceptible to surface water flooding. Culverted watercourse runs through part of the site.

### Utilities

Gas

Electric

Fire and Rescue

Telecoms

#### Other

English Heritage

This adjoins the boundary of the Armley Conservation Area.

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

#### Natural England

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

Planning History	Applications since 1/1/2009, covering more than 50% of the site		
App Number	Proposal	Decision	% of site
14/02432/COND	Consent, agreement or approval required by conditions 5, 6, 8 and 9 of Planning Application 12/03868/FU		99
13/04933/COND	Consent, agreement or approval required by condition 18 of Planning Application 12/03868/FU	Α	99
14/9/00099/MOD	One three storey care home, 46 affordable homes comprising 40 houses and 6 flats, laying out of access road and associated landscapingNON MATERIAL AMENDMENT to 12/03868/FU: Minor re-positioning on plan to blocks L & M to respond to site construction and drainage requirements.	M01	99
13/04453/COND	Consent, agreement or approval required by conditions 3, 4 and 10 of Planning Application 12/03868/FU	SPL	99
12/03868/FU	One three storey care home, 46 affordable homes comprising 40 houses and 6 flats, laying out of access road and associated landscaping	Α	99
14/03110/COND	Consent, agreement or approval required by conditions 6, 8, 9 and 15 of Planning Application 12/03868/FU	Α	99

Spatial	relati	onships
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**UDP Designations** 

**Core Strategy** 

#### 255 Far Fold, Theaker Lane LS12

0.00	% overlap
0.00	
0.00	
0.01	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
	0.00 0.00 0.01 0.00 0.00 0.00 0.00 0.00 0.00

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

# Regeneration Areas

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

% overlap

# Other Spatial Relationship

• · · · · · · · · · · · · · · · · · · ·	•
LCC ownership %	0.00
Nearest train station	Burley Park
Nearest train station distance (m)	1824.44
Nearest bus stop	9279
Nearest bus stop distance (m)	153.97
Agricultural classification	Urban
_ ,	
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<b>✓</b>
Overlaps Minerals Safeguard	ded

Nearest bus stop distance (m)	153.97
Agricultural classification Ur	ban
3	
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	✓
Overlaps Minerals Safeguarded	
Overlaps Minerals Safeguarded 100m	

#### 255 Far Fold, Theaker Lane LS12

#### Conclusions

Issues and Options Summary

Planning permission recently granted (8th March 2013) for 46 affordable homes plus care home. The site will become a 'lime green' site once the plan is updated.

Site affects others?

Sustainability summary

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

Summary of reps

English Heritage

This adjoins the boundary of the Armley Conservation Area. If allocated, development proposals would need to ensure that those elements which contribute to the character of the adjacent parts of the Conservation Area are not harmed.

Metro

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

Buses Per Hour

Access to Primary Schools

Access to Secondary Schools

Access to Primary Health

95 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

#### 306 Pollard Lane, LS13

Site Details								
Easting	424139	Northing	436555	Site area ha	4.9	SP7	Main Urban Area Extension	
HMCA	Outer West				Ward	Bramley an	d Stanningley	

#### **Site Characteristics**

Site type Greenfield

On-site land uses

**Unmanaged Forest** 

Neighbouring land uses

Dwellings

Outdoor sport facility

Other land uses - None

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

#### Description

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

#### **Greenbelt Assessment**

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

Unrestricted Sprawl Conclusion Low potential to lead to unrestric		ted sprawl
Is there a good existing barrier between the existing urban area and the undeveloped land?		Yes
Would development round off th	No	
Is the site well connected to the	No	
Would development result in an	Yes	
Would development lead to/cons	No	
Would development lead to/cons	No	

#### 2. Prevent neighbouring towns from merging

Would development lead	No
Do features provide bour	No
Coalescence Conclusion	e the green belt gap

#### 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?	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 Countries and the second se		

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

#### 306 Pollard Lane, LS13

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

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

SHLAA conclusions					
Availability: Longtern	m (+11yrs)	Suitability:	LDF to determine	Achievability: Longtern	າ (11+yrs)
Summary of infra	structure prov	ider comments			
LCC Highways Comm	nents				
Public transport access	ibility comments				Rank (1-5)
Poor public transport /	access to health se	ervices. Average prim	nary and secondary scl	hool accessibility.	2
Access comments					
Poor access along Polla	ard Lane.				
					2
Local network commen		tall			
Cumulative impact on r	ing road and kirks	ldii.			4
Mitigation measures					Total score
Public transport and ro	ad improvements r	required but unlikely	to be achievable.		8
Highways site support					
No					
Contingent on other sit	es				
Contingent on other sit	00				
Contingent on other sit	<del>C</del> 3				
Himburga Amanay					
Highways Agency Impact No material in	mnact	Network Status	No objection		
n/a	Приот	Network Status	Tro objection		
Network Rail					
Yorkshire Water					
Treatment Works	Knostrop				
level. Development that ensure the necessary in 2020. Phasing is one m represent a 10% or green	at will connect to the infrastructure and conethod used to enseater increase in po	ne public sewer syste apacity can be provioure sites are brought opulation served by t	m needs to be co-ordi ded to serve the site. If forward in line with Y he works should take	s capacity for significant development at nated with Yorkshire Water's Asset Mana The forthcoming AMP(6) will run from A YW's investment. It is particularly imports into account available sewerage and Ww provements it may be possible for the de-	agement Plans (AMP) to pril 2015 to March ant that sites which TW capacity. If a
developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.					

#### **Environment Agency**

Constraints

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

306 Polla	ard Lane, LS13
LCC	
Ecology support	Not supported
site would result in	). All of the site is Bramley Fall and Newlay Quarry LNA, together with an additional area of woodland. Any development of this the loss of mature woodland and place additional disturbance on the remaining woodland and protected species including Otter le that all this site would meet Local Wildlife Site (SEGI) criteria - needs to he assessed.
Ecology boundary	
Needs assessment a	ngainst Local Wildlife Sites criteria.
Education comments	
Flood Risk	
Flood Zone 1. Part of	f site susceptible to surface water flooding. Public (combined) sewer runs 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

### Spatial relationships

<b>UDP Designations</b>		
N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	100.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	100.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	1.00	

# Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>V</b>	

% 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

### 306 Pollard Lane, LS13

## Other Spatial Relationship

Nearest train station  Nearest train station  Nearest train station distance (m)  Nearest bus stop  Nearest bus stop distance (m)  Agricultural classification  Overlaps SSSI  Overlaps SEGI  Overlaps LNA  Overlaps LNR  Overlaps Conservation Area  Overlaps Strat. Employment buffer  Overlaps SFRA Flood Zone  Overlaps HSE Major Hazard  Overlaps HSE Gas Pipeline  Overlaps Pot. Contamination  Overlaps Minerals Safeguarded
Nearest train station distance (m)  Nearest bus stop  Nearest bus stop  Nearest bus stop distance (m)  Nearest bus stop  Nearest bus stop  State distance (m)  Overlaps SSSI  Overlaps SSSI  Overlaps SEGI  Overlaps LNA  Overlaps LNR  Overlaps LNR  Overlaps LNR  Overlaps LNR  Overlaps Listed Building  Overlaps Strat. Employment buffer  Overlaps Public Right of Way  Overlaps SFRA Flood Zone  Overlaps HSE Major Hazard  Overlaps HSE Gas Pipeline  Overlaps Pot. Contamination
Nearest train station distance (m)  Nearest bus stop  Nearest bus stop  Nearest bus stop distance (m)  Nearest bus stop  Nearest bus stop  State distance (m)  Overlaps SSSI  Overlaps SSSI  Overlaps SEGI  Overlaps LNA  Overlaps LNR  Overlaps LNR  Overlaps LNR  Overlaps LNR  Overlaps Listed Building  Overlaps Strat. Employment buffer  Overlaps Public Right of Way  Overlaps SFRA Flood Zone  Overlaps HSE Major Hazard  Overlaps HSE Gas Pipeline  Overlaps Pot. Contamination
Nearest bus stop  Nearest bus stop distance (m)  S55.43  Agricultural classification  Overlaps SSSI  Overlaps SEGI  Overlaps LNA  Overlaps LNR  Overlaps Conservation Area  Overlaps Listed Building  Overlaps Strat. Employment buffer  Overlaps Public Right of Way  Overlaps SFRA Flood Zone  Overlaps HSE Major Hazard  Overlaps HSE Gas Pipeline  Overlaps Pot. Contamination
Nearest bus stop distance (m) 555.43  Agricultural classification Grade 3  Overlaps SSSI Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps LNR Overlaps Listed Building Overlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination
Agricultural classification Grade 3  Overlaps SSSI Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps Conservation Area Overlaps Listed Building Overlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination
Overlaps SSSI Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps LNR Overlaps Conservation Area Overlaps Listed Building Overlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination
Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps Conservation Area Overlaps Listed Building Overlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination
Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps Conservation Area Overlaps Listed Building Overlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination
Overlaps LNA Overlaps LNR Overlaps Conservation Area Overlaps Listed Building Overlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination
Overlaps LNR Overlaps Conservation Area Overlaps Listed Building Overlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination
Overlaps Conservation Area Overlaps Listed Building Overlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination
Overlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination
Overlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination
Overlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination
Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination
Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination
Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination
Overlaps HSE Gas Pipeline Overlaps Pot. Contamination
Overlaps Pot. Contamination
Overlaps Minerals Safeguarded
Overlaps Minerals Safeguarded 100m

#### **Outer West**

#### 306 Pollard Lane, LS13

#### Conclusions

Issues and Options Summary

Green Belt site. Site is heavily wooded. Highways concerns regarding access along Pollard Lane and poor accessibility.

Site affects others?

Sustainability summary

Significant negative - ecology objection. Minor negative - access to health, greenhouse emissions, accessibility and landscape. Minor positive - flood risk.

Summary of reps

Metro

We agree that these sites would not be suitable for housing development.

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

Primary Health

561 10 No No No

Comments on phasing

**DPP Allocation** 

Not proposed as housing allocation

**DPP Allocation Conclusion** 

Green Belt site. Site is heavily wooded. Highways concerns regarding access along Pollard Lane and poor accessibility.

Site Detai	ls
------------	----

Easting	421257	Northing	435306	Site area ha	1.5	SP7	Main Urban Area Extension
HMCA	Outer West				Ward	Calverley a	nd Farsley

#### **Site Characteristics**

Site type Mixed

On-site land uses

Medical and Health care services

Outdoor sport facility

Neighbouring land uses

Outdoor sport facility

Agriculture

Dwellings

Other land uses - None

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

Description

Southern section brownfield, northern part is existing playing pitch.

#### **Greenbelt Assessment**

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

Would development lead to/constitue rib	obon development?	No
Would development result in an isolated	I development?	No
Is the site well connected to the built up	area?	Yes
Would development round off the settler	ment?	Partial
Is there a good existing barrier between and the undeveloped land?	the existing urban area	No
Unrestricted Sprawl Conclusion Low p	ootential to lead to unrestric	ted sprawl

### 2. Prevent neighbouring towns from merging

Would development lead	to physical connection of settlements?	Yes
Do features provide boun	daries 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?	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 pres	erve this character?	
Character Conclusion	No effect on the setting and special character of histor	ic features

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

performs well in green belt terms.
performs well in green belt terms.

#### **SHLAA** conclusions

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

#### Summary of infrastructure provider comments

LCC Highways Comments		
Public transport accessibility con	mments	Rank (1-5)
Poor public transport. Good acce	es to primary / secondary education and health services.	3
Access comments		
Access not wide enough for carr	riageway and footways	2
Local network comments		
Likely cumulative impact on ring	g road	4
Mitigation measures		Total score
Mitigation measures Needs additional land from crick	ket club for access	Total score  9
	ket club for access	
Needs additional land from crick	ket club for access	
Needs additional land from crick Highways site support	ket club for access	
Needs additional land from crick Highways site support No	ket club for access	
Needs additional land from crick Highways site support No	ket club for access	

#### Highways Agency

Im	pact	No material in	mpact	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. Waterco	ourse runs around the bottom SW corner of the site, and FRM have records of flooding to the site from this source.
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
Other	
English Heritage	
3	
Natural England	

Planning History	Applications since 1/1/2009, covering more than 50% of the site		
App Number	Proposal	Decision	% of site
09/02736/FU	Change of use from a wedding function room with living accommodation to funeral directors with chapel of rest and function room	Α	100

### Spatial relationships

**UDP Designations** 

% c	99.99	N32 Greenbelt
	0.00	N34 PAS
	0.00	RL1 Rural Land
	0.00	N1 Greenspace
	0.00	N1A Allotments
	0.00	N5 Open Space
	99 99	N6 Playing Pitch

overlap

99.99	%
0.00	
0.00	
0.00	
0.00	
0.00	
99.99	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
	0.00 0.00 0.00 0.00 0.00 99.99 0.00 0.00 0.00

Core	Strategy	

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

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

## Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	lew Pudsey
Nearest train station distance (m)	1008.66
Nearest bus stop	2172
Nearest bus stop distance (m)	246.54
Agricultural classification	Urban
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	
Overlaps Minerals Safeguard	ed
Overlaps Minerals Safeguarded 100	)m

#### Conclusions

Issues and Options Summary

Green Belt site. Development would not relate well to the existing settlement form in that it would not 'round off' the settlement, but could set a precedent for further sprawl. The site is designated as N6 playing pitch in the existing UDP and has access issues as there is insufficient width to provide an access to current standards. Loss of greenspace would need to be considered through the greenspace review. See greenspace section, page 31, question G8.

Site affects others?

Sustainability summary

Minor negative - access to leisure and part greenfield and brownfield site. Minor positive - access to schools, health and greenspace and flood risk

Summary of reps

Pro

This is an area that could be used as it has masses of green around and does ajoin an industrial area.

Sport England

Protected pitch N6 allocation. We would object to this change unless one or more of our policy exceptions are met, as set out above, exceptions E1 – E5. Land no longer in use for sport is not an argument for its disposal to other uses. In Sport England's experience it is more likely this is down to the site owner closing the site off rather than lack of demand to make use of the playing field.

Metro

We agree that these sites would not be suitable for housing development.

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

Primary Health

492 9 No No No No

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. Development would not relate well to the existing settlement form in that it would not 'round off' the settlement, but could set a precedent for further sprawl.

#### 382 Walmer Grove, Pudsey

Site Details								
Easting	422869	Northing	432352	Site area ha		1.4	SP7	Main Urban Area Infill
HMCA	MCA Outer West			Ward	Pudsey			

#### **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

Cleared site set in the main urban area, previous residential use and there is a central road which runs down the site. Housing is located on all sides of the site except to the west, which is yet to be developed.

#### **Greenbelt Assessment - Not Required**

#### 1. Check the unresticted 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

<del>-</del>		
Would development lead to physical connection of settlements?		
Do features provide boundaries to contain the development?		
Coalescence Conclusion		•

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

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

**Encroachment Conclusion** 

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

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

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

LCC

Ecology support
Supported

Supported

## 382 Walmer Grove, Pudsey **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) Poor public transport links. Good primary / secondary education accesibility. Average accessibility to health services. 3 Access comments Good road frontage with adopted highway 5 Local network comments Congestion in Pudsey 3 Total score Mitigation measures Traffic calming on local network, public transport improvements 11 Highways site support Yes Contingent on other sites Contingent on other sites **Highways Agency** Impact No material impact **Network Status** No objection n/a **Network Rail Yorkshire Water** Treatment Works 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.

382	Walmer Grove, Pudsey	
Ecology box	dary	
Education c	nments	
Flood Risk		
Flood Zone		
Utilities		
Gas		
Electric		
Fire and Re	ue	
Telecoms		
Other		
English Her	age	
Natural Eng	nd	

Planning History Applications since 1/1/2009, covering more than 50% of the site							
App Number	Proposal	Decision	% of site				
13/00004/FU	Residential development of 36 dwellings and associated landscaping works	Α	96				
14/03259/COND	Consent, agreement or approval required by condition 3 of Planning Application 13/00004/FU	Α	96				
13/02484/COND	Consent, agreement or approval required by conditions 3, 5, 6, 7, 12, 13, 14 and 18 of Planning Application 13/00004/FU	Α	96				
13/04516/COND	Consent, agreement or approval required by conditions 10, 11, 16 and 20 of Planning Application 13/00004/FU		96				
13/9/00068/MOD	Residential development of 36 dwellings and associated landscaping works NON MATERIAL AMENDMENT to 13/00004/FU: Substitution of house type on Plots 7,8,21,33 and 34	M01	96				
14/9/00130/MOD	Residential development of 36 dwellings and associated landscaping works NON MATERIAL AMENDMENT to 13/00004/FU: Omit side window (W8) at bedroom T.	M01	96				

Spatial relationships
JDP Designations

## 382 Walmer Grove, Pudsey

0.00	% overlap
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>V</b>	
	•	

## **Regeneration Areas**

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

## Other Spatial Relationship

Other Spatial Kelationship	
LCC ownership %	96.13
Nearest train station	Bramley
Nearest train station distance (m)	2330.99
Nearest bus stop	13729
Nearest bus stop distance (m)	99.30
Agricultural classification Ur	ban
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	✓
Overlaps Minerals Safeguarded	
Overlaps Minerals Safeguarded 100m	

#### 382 Walmer Grove, Pudsey

lusions

Issues and Options Summary

Brownfield site with pending planning application. No constraints that would prevent development.

Site affects others?

Sustainability summary

Significant negative - pollution. Significant positive - derelict brownfield site and flood risk. Minor positive - access to schools and greenspace and transport network.

Summary of reps

Metro

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

Distance to Core Network (Centre of site) Primary Health

Buses Per Hour 5

575

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

## 587 Broad Lane, Bramley LS5

Site Details								
Easting	425815	Northing	435376	Site area ha		0.9	SP7	Main Urban Area Infill
HMCA	HMCA Outer West			Ward	Armley			

## **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 unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?				
Would development result in an i				
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	
Do features provide bound	
Coalescence Conclusion	

## 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary				
Does the site provide acces				
Does the site include local/national nature conservation areas (SSSIs				
Areas of protected/unprotected woodland/trees/hedgerows?				
Site includes Grade 1, Grad				
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				

# 587 Broad Lane, Bramley LS5 **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 1/1/2000, sovering more than 50% of the site

Planning History Applications since 1/1/2009, covering more than 50% of the site						
App Number	Proposal	Decision	% of site			
13/9/00006/MOD	New access road and 19 houses NON MATERIAL AMENDMENT to 11/04358/FU: Proposed change of garage roof types to plot 14 and 15	M01	100			

587 Broa	d Lane, Bramley LS5			
11/04358/FU	New access road and 19 houses	Α	100	
12/04644/COND	Consent, agreement or approval required by conditions 3, 4, 5, 6, 7, 8, 12, 15, 16, 17, 18, 19 and 21 of Planning Application 11/04358/FU	SPL	100	
13/01605/COND	Consent, agreement or approval required by conditions 3, 5, 6 and 12 of Planning Application 11/04358/FU	SPL	100	
12/01090/COND	Consent, agreement or approval required by conditions 3, 4, 5, 6, 7, 8, 12, 15, 16, 17, 19 and 21 of Planning Application 11/04358/FU	R	100	
11/01969/FU	New access road and 21 houses	W	100	
12/9/00180/MOD	New access road and 19 houses NON MATERIAL AMENDMENT to 11/04358/FU: Sub station towards front of site removed. Amended design of highway turning head due to slope stability. Plots 12 and 13 moved back from approved position. Parking spaces plot 12 amended	M01	100	
12/9/00187/MOD	New access road and 19 houses NON MATERIAL AMENDMENT to 11/04358/FU: Substitution of housetype to plot 11	M01	100	

## Spatial relationships

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

Core	Strategy	

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

## **Regeneration Areas**

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

## Other Spatial Relationship

LCC ownership	%	0.00
Nearest train station		Headingley
Nearest train station distance (r	m)	1086.47
Nearest bus st	ор	2286
Nearest bus stop distance (r	m)	146.91

Agricultural classification Urban

## 587 Broad Lane, Bramley LS5

Overlaps SSSI
Overlaps 3331
Overlaps SEGI
Overlaps LNA
Overlaps LNR
Overlaps Conservation Area
Overlaps Listed Building
verlaps Strat. Employment buffer
Overlaps Public Right of Way
Overlaps SFRA Flood Zone
Overlaps EA Flood Zone
Overlaps HSE Major Hazard
Overlaps HSE Gas Pipeline
Overlaps Pot. Contamination
Overlaps Minerals Safeguarde
verlaps Minerals Safeguarded 100

## 587 Broad Lane, Bramley LS5

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
Summary of reps	
Summary of Teps	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
	planning permission or existing UDP allocation. Principle of residential development accepted

#### 595 Fawcett Lane - Cliff House, LS12

Site Details								
Easting	426432	Northing	432214	Site area ha		1.3	SP7	Main Urban Area Infill
HMCA	HMCA Outer 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 unresticted sprawl of large built up areas

Would development lead to/consti			
Would development result in an is	solated development?		
Is the site well connected to the built up area?			
Would development round off the settlement?			
Is there a good existing barrier be and the undeveloped land?			
Unrestricted Sprawl Conclusion			

## 2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?					
	Coalescence Conclusion				

## 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary				
Does the site provide acces				
Does the site include local/	Does the site include local/national nature conservation areas (SSSIs			
Areas of protected/unprotected woodland/trees/hedgerows?				
Site includes Grade 1, Grad				
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				

595	Fawcett	Lane - Cliff House, LS1	2					
SHLAA conclu	usions							
Availability:	Short (=<5	yrs) Suita	<b>bility</b> : Sui	uitable	Achie	e <b>vability</b> : Sh	nort (=<5yrs)	
Summary o	Summary of infrastructure provider comments							
Highways Ag	nency							
Impact	,,	Network State	JS					
Network Rai	I							
Yorkshire Wa								
Treatment wor	11.5							
Environment	Agency	1						
Constraints								
LCC Ecology suppor	rt							
Ecology suppor	11							
Ecology bound	ary							
Education com	ments							
Flood Risk								
TIOOU KISK								
Utilities								
Gas								
Electric								
Fire and Rescu								
riie and Rescu	е							
Telecoms								
Other								
English Heritag	je							
Natural Englan	d							
ivaturai Eriyidi	u							
Planning Hist		olications since 1/1/2009, cover	ring more th			04 5 5		
App Number	F	Proposal			Decision	% of site		

## Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	19.96	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	19.97	
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	

|--|

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>✓</b>	

% overlap

Reg	en	er	ati	on	Ar	eas

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	19.42	
Nearest train station		Cottingley
Nearest train station distance	(m)	2345.40
Nearest bus s	3541	
Nearest bus stop distance	199.57	
Agricultural classifica	Urban	
Overlaps S		

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

Overlaps Minerals Safeguarded
Overlaps Minerals Safeguarded 100m

## 595 Fawcett Lane - Cliff House, LS12

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	]
ouotamazinty ourinnary	
C	]
Summary of reps	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
	d planning permission or existing UDP allocation. Principle of residential development accepted

#### 602 Pollard Lane LS13

Site Details								
Easting	423891	Northing	436681	Site area ha		2.2	SP7	Main Urban Area Extension
HMCA	CA Outer West				Ward	Bramley an	d Stanningley	

## **Site Characteristics**

Sito typo	Brownfield
Site type	DIOWITTEIU

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 unresticted sprawl of large built up areas

Would development lead to/cons				
Would development result in an i				
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 bound			
Coalescence Conclusion			

## 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary	
Does the site provide access	
Does the site include local/	
Areas of protected/unprote	
Site includes Grade 1, Grad	
Does the site contain buildi	
Are these buildings used fo	
Encroachment Conclusion	L

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

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

12/03580/FU

Erection of 59 dwellings and associated works

602 Pol	lard Lane LS13					
SHLAA conclusio	ns					
Availability: Sho	rt (=<5 yrs)	Suitability:	Suitable	Achi	evability:	Short (=<5yrs)
Summary of in	frastructure provid	der comments				
11'-b A						
Highways Agend Impact		letwork Status				
past						
Network Rail						
Yorkshire Water						
Treatment Works						
Environment Ag	ency					
Constraints						
LCC Ecology support						
голоду заррогт						
Ecology boundary						-
	'					
Education commen	ts					
Flood Risk						
Utilities						
Gas						
Electric						
Fire and Rescue						
The and Resear						
Telecoms						-
Other						
English Heritage						
Natural England						
Planning History	Applications since 1/2	1/2009, covering mor	re than 50% of the site			
App Number	Proposal	,		Decision	% of site	

Α

62

# Pollard Lane LS13 13/01277/COND Consent, agreement or approval required by conditions 15, A 98 16, 17 and 18 of Planning Application 24/52/03/FU

## Spatial relationships

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

## Core Strategy

33		
Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>✓</b>	

## **Regeneration Areas**

Inner South RA	0.00	% overlap
LB 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		Bramley
Nearest train station distance (m)		2265.71
Nearest bus stop		12450
Nearest bus stop distance (m)		625.02

## Agricultural classification Urban

Overlaps SSSI	<b>✓</b>
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	<b>✓</b>
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	<b>✓</b>
Overlaps EA Flood Zone	<b>✓</b>
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	$\overline{\Box}$
Overlaps Pot. Contamination	<b>✓</b>
Overlaps Minerals Safeguarded	

•
Overlaps Minerals Safeguarded
Overlaps Minerals Safeguarded 100m

## 602 Pollard Lane LS13

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	]
ouotamazinty ourinnary	
C	]
Summary of reps	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
	d planning permission or existing UDP allocation. Principle of residential development accepted

Site Deta	ails							
Easting	424108	Northing	434395	Site area ha	0.8		SP7	Main Urban Area Infill
HMCA	Outer West				War	d	Armley	

#### **Site Characteristics**

Site type Brownfield

On-site land uses

Vacant land

Neighbouring land uses

Manufacturing and Wholesale

Transport tracks and ways

Other land uses - None

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

Description

Cleared brownfield site set in employment area.

#### **Greenbelt Assessment - Not Required**

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

Would development lead to/cons	titue 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		

Unrestricted Sprawl Conclusion

## 2. Prevent neighbouring towns from merging

De feet, were previded by underlies to contain the development?	
Do features provide boundaries to contain the development?	

Coalescence Conclusion

## 3. Assist in safeguarding the countryside from encroahment

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

Encroachment Conclusion

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

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

SHLAA conclusions					
Availability: Medium	n (6-10yrs)	Suitability:	Suitable	Achievability: Medium (6-1	10yrs)
Summary of infra	structure prov	rider comments			
LCC Highways Com	ments				
Public transport access					Rank (1-5)
Good					5
Access comments					
Access achievable onto	o Elder Road				5
Local network comme	nts				
					5
Mitigation measures					Total score
					15
Highways site support					
yes					
Contingent on other si	tes				
Contingent on other si	tes				
Highways Agency					
Impact No material i	mpact	Network Status	No objection		
n/a	<u>'</u>		,		
Network Rail					
Yorkshire Water					
Treatment Works	Knostrop				
level. Development the ensure the necessary 2020. Phasing is one represent a 10% or gr	at will connect to the infrastructure and connection of the infrastructure and connection of the infrastructure and ing a site forward by the ingression of the infrastructure in the infrastruc	he public sewer system capacity can be provide sure sites are brought opulation served by the pefore YW have comp	m needs to be of ded to serve the forward in line the works should leted any plann	There is capacity for significant development at Knoco-ordinated with Yorkshire Water's Asset Manager e site. The forthcoming AMP(6) will run from April with YW's investment. It is particularly important d take into account available sewerage and WwTW ned improvements it may be possible for the developility study.	ment Plans (AMP) to 2015 to March that sites which capacity. If a
Environment Agend	<b>Э</b>				
FZ1 under 1 ha. See o	comments in main	text of our response.			
LCC					
Ecology support	Supported				
Supported	1				

Ecology boundary
Education comments
Flood Risk
Flood Zone 1. Parts of site at risk from 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
09/04648/EXT	Extension of time for Outline Application 06/06936/OT (To layout access and erect residential development)	Α	99
12/04846/EXT	Extension of time for Application 09/04648/EXT (to layout access and erect residential development)	A	99

## Spatial relationships

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

Core	Strategy	

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

## **Regeneration Areas**

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

## Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Bramley
Nearest train station distance (m)	158.05
Nearest bus stop	4383
Nearest bus stop distance (m)	176.55
Agricultural classification	Urban
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<b>✓</b>
Overlaps Minerals Safeguard	ed
Overlaps Minerals Safeguarded 100	)m

#### **Conclusions**

Issues and Options Summary

Previously in employment use, in an established employment area surrounded by employment uses and the railway line. Expired outline housing planning permission on site. Access achievable onto Elder Road.

Site affects others?

Sustainability summary

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

Summary of reps

Metro

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

Buses Per Hour

Access to Primary Schools

Access to Secondary Schools

Access to Primary Health

105 19 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

## 625 Canal Wharf, Wyther Lane LS5

Site Details								
Easting	425894	Northing	435296	Site area ha		1.1	SP7	Main Urban Area Infill
HMCA	Outer West					Ward	Armley	

## **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 unresticted sprawl of large built up areas

Would development lead to/consti			
Would development result in an is			
Is the site well connected to the b			
Would development round off the			
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 bound			
Coalescence Conclusion			

## 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary				
Does the site provide acces				
Does the site include local/				
Areas of protected/unprote				
Site includes Grade 1, Grad				
Does the site contain buildings				
Are these buildings used fo				
Encroachment Conclusion				

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

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

**App Number** 

09/05548/FU

Proposal

Retrospective application for change of use of timber

merchants (B1c) to fitness gymnasium (D2)

## 625 Canal Wharf, Wyther Lane LS5 **SHLAA** conclusions Availability: Short (early) Achievability: Short (=<5yrs) Suitability: Suitable 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

Decision

W

% of site

97

625	Canal Wharf, Wyther Lane LS5						
10/01114/EXT	Extension of time for outline planning application 24/225/04/OT for 84 flats in two blocks to industrial site	A	96				
10/04223/FU	Change of use of industrial unit to micro brewery	Α	97				

## Spatial relationships

<b>UDP Designations</b>		
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	0.10	
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	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>✓</b>	

## **Regeneration Areas**

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

## Other Spatial Relationship

LCC ownership 9	6 0.00
Nearest train station	Headingley
Nearest train station distance (m	1052.40
Nearest bus sto	p 9072
Nearest bus stop distance (m	61.90

## Agricultural classification Urban

Overlaps SSSI	<b>✓</b>
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	<b>✓</b>
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	<b>✓</b>
Overlaps EA Flood Zone	<b>✓</b>
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	$\overline{\Box}$
Overlaps Pot. Contamination	<u> </u>
Overlans Minerals Safeguarded	

Overlaps Minerals Safeguarded
Overlaps Minerals Safeguarded 100m

## 625 Canal Wharf, Wyther Lane LS5

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
Cummary of rong	
Summary of reps	
Pro Has had the benefit of previous con	sents for residential development.
Comments on phasing	
μ	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
Site with current or recently expired	d planning permission or existing UDP allocation. Principle of residential development accepted

## 626 Abbey Road - Kirkstall Forge LS5

Site Details							
Easting	424780	Northing	436673	Site area ha	17.8	SP7	Main Urban Area Infill
HMCA North Leeds, Outer West			Ward	Kirkstall			

#### **Site Characteristics**

Site type Brownfield

On-site land uses

Derelict

Neighbouring land uses

Dwellings

Other land uses - None

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

Description

Site of former steel forge on south side of Kirkstall Road, bounded by the River Aire to the south.

## **Greenbelt Assessment - Not Required**

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

Would development lead to/const		
Would development result in an is		
Is the site well connected to the I		
Would development round off the		
Is there a good existing barrier be and the undeveloped land?		
Unrestricted Sprawl Conclusion		

#### 2. Prevent neighbouring towns from merging

_		
Would development lead		
Do features provide bound		
Coalescence Conclusion		

## 3. Assist in safeguarding the countryside from encroahment

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

Encroachment Conclusion

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

Site within/adjacent to		
Can development pres		
Character Conclusion		

maracteristics of openiness and permanence					

# Abbey Road - Kirkstall Forge LS5 626 **SHLAA** conclusions Availability: Short (early) Suitability: Suitable Achievability: Medium (6-10yrs) Summary of infrastructure provider comments **Highways Agency** Impact Network Status **Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Ecology support Ecology boundary Education comments Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England Planning History Applications since 1/1/2000, sovering more than 50% of the site

Planning History			
App Number	Proposal	Decision	% of site
14/02638/COND	Consent, agreement or approval required by conditions 5 and 6 of Planning Application 11/01400/EXT	SPL	99

#### 626 Abbey Road - Kirkstall Forge LS5

11/01400/EXT

Extension of Time period permission for application 24/96/05/OT for mixed use development comprising residential, offices, leisure, hotel, retail & bar/restaurants including access, site remediation, construction of bridges and river works, car parking and landscaping

Α 99

## Spatial relationships

<b>UDP Designations</b>		
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	29.03	
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	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>V</b>	

Reg	en	era	tion	Are	as

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

## Other Spatial Relationship

LCC ownership %	0.27
LCC OWNERSHID %	0.27

Nearest train station		Headingley
Nearest train station distance	2191.88	
Nearest bus s	1282	
Nearest bus stop distance	(m)	289.83

## Agricultural classification Urban

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	<b>✓</b>
Overlaps Listed Building	<b>✓</b>
Overlaps Strat. Employment buffer	<b>✓</b>
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	<b>✓</b>
Overlaps EA Flood Zone	<b>✓</b>
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<b>~</b>
Overland Minerale Cofequerded	
Overlaps Minerals Safeguarded	L
Overlaps Minerals Safeguarded 100m	

<b>✓</b>
<b>✓</b>
<b>✓</b>
<b>✓</b>
<b>✓</b>
<u></u>

## 626 Abbey Road - Kirkstall Forge LS5

Conclusions
ssues and Options Summary
ite has planning permission for residential development with mixed use, including offices and a small amount of retail.
ite affects others?
ustainability summary
ummary of reps
ro
upport but address traffic issues.
hould be developed with a train station
comments on phasing
PP Allocation
dentified housing site with mixed uses
PP Allocation Conclusion
ite has planning permission for mixed use residential scheme.

#### 636 Broad Lane - Westfield Mill LS13

Site Details								
Easting	423379	Northing	434921	Site area ha		2	SP7	Main Urban Area Infill
HMCA	Outer West					Ward	Bramley an	d Stanningley

## **Site Characteristics**

Site type	Brownfield
Site type	DIOWITICIU

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topogra	phy	Landscape	
Bounda	ies	Road front	No

Descri	ption

## **Greenbelt Assessment - Not Required**

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

Would development lead to/consti		
Would development result in an is		
Is the site well connected to the b		
Would development round off the		
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	
Do features provide bound	
Coalescence Conclusion	

## 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary	
Does the site provide access	
Does the site include local/	
Areas of protected/unprote	
Site includes Grade 1, Grad	
Does the site contain buildi	
Are these buildings used fo	
Encroachment Conclusion	L

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

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

# **Broad Lane - Westfield Mill LS13** 636 **SHLAA** conclusions Availability: Short (=<5 yrs) Suitability: Suitable Achievability: Medium (6-10yrs) Summary of infrastructure provider comments Highways Agency Impact Network Status **Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Ecology support Ecology boundary Education comments Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England Planning History Applications since 1/1/2009 covering more than 50% of the site

Planning History	Applications since 1/1/2009, covering more than 50% of the site	<del>;</del>		
App Number	Proposal	Decision	% of site	
10/03304/EXT	Extension of time period of planning permission 07/03047/FU for outline application to erect residential development	W	71	

36 Broad L	ane - V	Vestfi	eld Mill LS	13		
		/FU for		nning permission ation to erect residential	A	71
patial relationships						
UDP Designation	าร		1	Core Strategy		
N32 Green		0.00	% overlap	Main Urban Area	100.00	% overla
N34	PAS	0.00	·	Major Settlement	0.00	
RL1 Rural L	and	0.00		Minor Settlement	0.00	
N1 Greensp	ace	0.00		Overlaps Urban Extension	<b>✓</b>	
N1A Allotme	ents	0.00			•	
N5 Open Sp	oace	0.00		Dogoporation Areas		
N6 Playing P	Pitch	0.00		Regeneration Areas		
N8 Urban Green Corr	idor	0.00		Inner South RA	0.00	% overlap
CC Shopping Qua		0.00		LB Corridor RA	100.00	
UDP City Cer	ntre	0.00		EASEL RA	0.00	
S2S6 Town Cer	ntre	0.00		Aire Valley RA	0.00	
Proposed Local Ce		0.00		West Leeds Gateway	0.00	
Overlaps N37	SLA					
Sch. Ancient M	lon.	0.00				
Other Spatial Re	lation	ship				
LCC o	wnership	%	0.00			
Nearest train	station		Bramley			
	. Station		aiiiio y			
	distance (	m)	763.07			
Nearest train station of	distance ( est bus st		763.07 1664			

Overlaps SSSI

Overlaps SEGI Overlaps LNA Overlaps LNR

Overlaps Conservation Area Overlaps Listed Building

Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m

Overlaps Strat. Employment buffer
Overlaps Public Right of Way
Overlaps SFRA Flood Zone
Overlaps EA Flood Zone
Overlaps HSE Major Hazard
Overlaps HSE Gas Pipeline
Overlaps Pot. Contamination

**✓** 

## 636 Broad Lane - Westfield Mill LS13

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	]
- Castan azıntı sanınıa y	
C	]
Summary of reps	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	1
	d planning permission or existing UDP allocation. Principle of residential development accepted

## 638 Ashley Road LS12

Site Deta	ails						
Easting	426871	Northing	432778	Site area ha	1.4	SP7	Main Urban Area Infill
HMCA	MCA Outer West				Ward	Farnley and	Wortley

#### **Site Characteristics**

Site type Brownfield

On-site land uses

Vacant building

Vacant land

Neighbouring land uses

Dwellings

Other land uses - None

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

Description

Brownfield site in urban area. Surrounded by residential dwellings.

#### **Greenbelt Assessment - Not Required**

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

Would development lead to/cons			
Would development result in an i			
Is the site well connected to the I			
Would development round off the			
Is there a good existing barrier between the existing urban area and the undeveloped land?			
Unrestricted Sprawl Conclusion			

Unrestricted Sprawl Conclusion

## 2. Prevent neighbouring towns from merging

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

Coalescence Conclusion

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

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

Encroachment Conclusion

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

Site within/adjacent to		
Can development pres		
Character Conclusion		

LCC

Ecology support
Supported

Supported

## 638 Ashley Road LS12

SHLAA conclusions					
Availability: Short (ea	rly)	Suitability:	Suitable	Achievability: Short (=<5yrs	s)
Summary of infras	tructure provi	der comments			
LCC Highways Comm	ents				
Public transport accessib					Rank (1-5)
Good					5
Access comments					
			Road would red	quire substantial improvement if it were to be	5
Local network comments	S				
Ok					5
Mitigation measures					Total score
Wittigation measures					15
Highways site support					
yes					
Contingent on other site	25				
Contingent on other site					
Contingent on other site	es .				
Highways Agency					
Impact No material im	ipact [	Network Status	No objection		
n/a			_		
National Dail					
Network Rail					
Yorkshire Water					
	Cnostrop				
level. Development that ensure the necessary int 2020. Phasing is one me represent a 10% or great	will connect to the frastructure and carethod used to ensuater increase in poga site forward be	e public sewer syste apacity can be provicure sites are brought pulation served by the properties of the public served by the served by the public served by the public served by the served by the public served by the pu	m needs to be o led to serve the forward in line ne works should leted any plann	There is capacity for significant development at Kno co-ordinated with Yorkshire Water's Asset Managem site. The forthcoming AMP(6) will run from April 2 with YW's investment. It is particularly important to take into account available sewerage and WwTW ed improvements it may be possible for the develocibility study.	nent Plans (AMP) to 2015 to March that sites which capacity. If a
continuations. The allio	mant would be dete	Timiled by a develop	or runucu reasii	omity study.	
<b>Environment Agency</b>	,				
Constraints		+ -£			
FZ1 over 1 ha. See com	nments in main tex	t of our response.			

638	Ashley Road LS12
Ecology bou	ndary
Education co	omments
Flood Risk	
Flood Zone	1. Parts of site at risk from surface water flooding.
Utilities	
Gas	
Electric	
Fire and Res	cue

#### Other

Telecoms

English Heritage

This site includes the Upper Wortley Primary School a Grade II Listed Building.

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

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

Planning History	Applications since 1/1/2009, covering more than 50% of the site					
App Number	Proposal	Decision	% of site			
10/05462/EXT	Extension of time of application 07/02320/LI for Listed Building application to convert school to 24 flats and demolish site buildings	W	100			
12/02704/FU	Change of use of school to form 24 flats and erection of 29 houses and 18 flats in 2 three storey blocks with associated car parking and laying out of access road		100			
10/05419/EXT	Extension of Time of application 07/02317/FU for change of use of school to form 24 flats, erect 29 dwellings and 18 flats in 2 three storey blocks with associated car parking and laying out of access road	w	100			
14/00474/LI	Listed Building Application for the conversion of existing listed school building to create 13 dwellings	A	96			
14/00493/FU	Demolition of existing buildings. Construction of 36No. dwellings, conversion of existing school building to create 13No dwellings; laying out ofaccess roads and other associated works	A	96			

Spatial relationships	
-----------------------	--

**UDP Designations** 

**Core Strategy** 

# 638 Ashley Road LS12

% overlap

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	65.95
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

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>V</b>	

# Regeneration Areas

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

# Other Spatial Relationship

2.95	% (	LCC ownership
Burley Park		Nearest train station
2610.47		Nearest train station distance
8063	top	Nearest bus s
92.77	(m)	Nearest bus stop distance
Urban	tion	Agricultural classificat
	SSI	Overlaps S
	EGI	Overlaps Si
	_NA	Overlaps L
	_NR	Overlaps L
	rea	Overlaps Conservation A
✓	ding	Overlaps Listed Build
	ffer	Overlaps Strat. Employment but
<b>✓</b>	Vay	Overlaps Public Right of V
	one	Overlaps SFRA Flood Z
	one	Overlaps EA Flood Z
	ard	Overlaps HSE Major Haz
<b>~</b>	line	Overlaps HSE Gas Pipe
	tion	Overlaps Pot. Contaminat

Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m

#### 638 Ashley Road LS12

#### Conclusions

Issues and Options Summary

Part conversion and new build residential planning permission historically. School building listed and conversion with sympathetic new build on remainder of site is considered an appropriate future use. Access via Ashley Road onto Upper Wortley Road, Baras Garth Road would require substantial improvement if it were to be considered for access to even part of the site.

Site affects others?

Sustainability summary

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

Summary of reps

Pro

Any supporting text should be amended to reflect that there is no requirement for a substantial improvement of highways.

Metro

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

Buses Per Hour

Access to Primary Schools

Access to Secondary Schools

Access to Primary Health

308 8 Yes Yes Yes

Comments on phasing

DPP Allocation

Preferred housing allocation

**DPP Allocation Conclusion** 

Part conversion and new build residential planning permission historically. School building listed and conversion with sympathetic new build on remainder of site is considered an appropriate future use. Access via Ashley Road onto Upper Wortley Road, Baras Garth Road would require substantial improvement

### 644 Berry Mount, Wood Lane LS12

Site Details							
Easting	424625	Northing	433312	Site area ha	0.6	SP7	Main Urban Area Infill
HMCA Outer 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 unresticted sprawl of large built up areas

Would development lead to/consti		
Would development result in an is		
Is the site well connected to the b	ouilt up area?	
Would development round off the		
Is there a good existing barrier be and the undeveloped land?		
Unrestricted Sprawl Conclusion		

### 2. Prevent neighbouring towns from merging

Would development lead		
Do features provide bound		
Coalescence Conclusion		

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

Strong defensible boundary			
Does the site provide acces			
Does the site include local/			
Areas of protected/unprote			
Site includes Grade 1, Grad			
Does the site contain buildings			
Are these buildings used fo			
Encroachment Conclusion			

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

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

**App Number** 

10/01348/EXT

Proposal

Extension of time period for outline application 07/06375/OT

to layout access road and erect 12 dwellings

# 644 Berry Mount, Wood Lane LS12 **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

Decision

Α

% of site

100

# Spatial relationships

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

# Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>✓</b>	

% overlap

# **Regeneration Areas**

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

# Other Spatial Relationship

LCC ownership	0.00	
Nearest train station		Bramley
Nearest train station distance	1293.80	
Nearest bus s	3074	
Nearest bus stop distance (m)		140.47
Agricultural classificat	tion	Urban
Overlaps S	SSI	

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<b>✓</b>

Overlaps Minerals Safeguarded
Overlaps Minerals Safeguarded 100m

### 644 Berry Mount, Wood Lane LS12

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
ouotamaziiti ouminary	
C	
Summary of reps	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
	planning permission or existing UDP allocation. Principle of residential development accepted

### 645 Bagley Lane, Farsley

Site Details							
Easting	422115	Northing	435867	Site area ha	1.7	SP7	Main Urban Area Infill
HMCA Outer West			Ward	Calverley a	nd Farsley		

### **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 unresticted sprawl of large built up areas

Would development lead to/consti		
Would development result in an is		
Is the site well connected to the built up area?		
Would development round off the		
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 bound				
Coalescence Conclusion				

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

Strong defensible boundary				
Does the site provide acces				
Does the site include local/				
Areas of protected/unprote				
Site includes Grade 1, Grad				
Does the site contain buildings				
Are these buildings used fo				
Encroachment Conclusion				

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

Site within/adjacent to		
Can development pres		
Character Conclusion		

# Bagley Lane, Farsley 645 **SHLAA** conclusions Availability: Short (=<5 yrs) Suitability: Suitable Achievability: Medium (6-10yrs) Summary of infrastructure provider comments Highways Agency Impact Network Status **Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Ecology support Ecology boundary Education comments Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England Planning History Applications since 1/1/2009, covering more than 50% of the site

Flaming mistory	Thistory Applications since 17 172003, covering more than 30 % of the site					
App Number	Proposal	Decision	% of site			
12/9/00179/MOD	Reserved Matters Application to layout access road and erect 45 dwellings NON MATERIAL AMENDMENT to 11/02051/RM: Plot 27 FFL reduced	M01	100			

645 Bagl	ey Lane, Farsley		
10/04578/COND	Consent, agreement or approval required by condition 17 of Planning Application 09/01601/OT	R	100
12/01993/COND	Consent, agreement or approval required by condition 6 of Planning Application 11/02051/RM	Α	100
11/02051/RM	Reserved Matters Application to layout access road and erect 45 dwellings	Α	100
09/01601/OT	Outline application to layout access road and erect up to 49 dwellings	R	100
11/04135/COND	Consent, agreement or approval required by condition 15 of Planning Application 09/01601/OT		100
11/04046/COND	Consent, agreement or approval required by condition 17 of Planning Application 09/01601/OT	Α	100
12/9/00008/MOD	Reserved Matters Application to layout access road and erect 45 dwellings NON MATERIAL AMENDMENT to 11/02051/RM: Boundary walls repositioned, landscaping added	M01	100
10/05201/DEM	Demolition of dwelling	NR	100
11/04870/COND	Consent, agreement or approval required by conditions 4, 5, 6, 8, 10, 12, 13, 14, 15 and 17 of Planning Application 09/01601/OT	Α	100
11/04873/COND	Consent, agreement or approval required by condition 4 of Planning Application 11/02051/RM	Α	100
12/9/00037/MOD	Reserved Matters Application to layout access road and erect 45 dwellings NON MATERIAL AMENDMENT to 11/02051/RM: Addition of hipped roof to P12	M01	100

# Spatial relationships

### **UDP Designations**

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

# **Core Strategy**

Main Urban Area	99.89	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>~</b>	

# **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	
Nearest train station	N	lew Pudsey
Nearest train station distance	1844.37	
Nearest bus s	13333	
Nearest bus stop distance	(m)	171.17

# 645 Bagley Lane, Farsley

Agricultural classification	Grade 3
	1
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	<b>✓</b>
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	<b>✓</b>
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	
Overlaps Minerals Safeguard	ed
Overlaps Minerals Safeguarded 100	)m

# 645 Bagley Lane, Farsley

Conclusions	
Issues and Options Summary	
1	
Site affects others?	
Sustainability summary	
Summary of reps	
Shown as having capacity for 50 dw	vellings, when there is Reserved Matters approval for 45 dwellings.
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
Site with current or recently expired	I planning permission or existing UDP allocation. Principle of residential development accepted

### 646 Delph End, Pudsey

Site Deta	ails						
Easting	420850	Northing	433306	Site area ha	1.4	SP7	Main Urban Area Infill
HMCA	Outer West				Ward	Pudsey	

### **Site Characteristics**

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	No

Descri	ption

### **Greenbelt Assessment - Not Required**

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

Would development lead to/const	titue ribbon development?	
Would development result in an is		
Is the site well connected to the I		
Would development round off the		
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		
Do features provide bound		
Coalescence Conclusion		

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

Strong defensible boundary		
Does the site provide acces		
Does the site include local/	national nature conservation areas (SSSIs	
Areas of protected/unprote		
Site includes Grade 1, Grad		
Does the site contain buildings		
Are these buildings used fo		
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		

646	Delph End, Pudsey					
SHLAA con	clusions					
Availability	: Short (=<5 yrs)	Suitability:	Suitable	Achiev	ability: Medium (6-10yr	s)
Summary	of infrastructure prov	ider comments				
	ays Comments					
	ort accessibility comments					Rank (1-5)
Meets CS sta	indaras					5
Access comr	nents					
Local networ	k comments					
		1				
Mitigation m	ogetiroe					Total score
Willigation	easures					
Highways sit	a sunnort					
nigilways sit	e support					
Contingent of	n other sites					<u> </u>
Contingent of	n other sites					
112-4	•					
Highways A	material impact	Network Status	No objection, no	mitigation required		
1	·					
Network R	ail					
	1					
Yorkshire \ Treatment W						
meatment w	IOIKS					
Environme	nt Agency					
Constraints	a. See comments in our previ	ious IVO consultation				
	a. See comments in our previ	ious 180 consultation	•			
LCC Ecology supp	port Supported					
Supported						
Ecology bour	ndary					
Education co	mments					

646 Del	ph End, Pudsey		
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		
Sch. Ancient Mon.	0.00	

Core Strategy	

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>V</b>	

% overlap

# **Regeneration Areas**

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

# Other Spatial Relationship

LCC ownership %		0.00
Nearest train station	Ŋ	lew Pudsey
Nearest train station distance	(m)	1038.81
Nearest bus s	top	10712
Nearest bus stop distance	(m)	77.81

# 646 Delph End, Pudsey

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

# 646 Delph End, Pudsey

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
Summary of reps	
Anti Known to have ownership and acce	ss constraints and therefore it is not considered this site will deliver the 27 units identified by the Council.
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
Site with current or recently expired	d planning permission or existing UDP allocation. Principle of residential development accepted

### 648 Cherry Tree Drive, Farsley

Site Deta	ails						
Easting	421849	Northing	435381	Site area ha	0.4	SP7	Main Urban Area Infill
HMCA	Outer West				Ward	Calverley a	nd Farsley

### **Site Characteristics**

Cita tuma	Greenfield
7116 LVD6	(3) 660 (16) (1
Oito typo	O CO III CIA

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 unresticted sprawl of large built up areas

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

### 2. Prevent neighbouring towns from merging

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

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

Strong defensible boundary	between site and urban area	
Does the site provide access to the countryside		
Does the site include local/	national nature conservation areas (SSSIs	
Areas of protected/unprote		
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?		
Does the site contain buildi	ngs	
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		

648	Cherry Tree Drive, Fa	arsley				
SHLAA con	clusions					
Availability	: Short (=<5 yrs)	Suitability:	LDF to determine	Achievability:	Medium (6-10yrs)	
Summary	of infrastructure prov	ider comments				
	ays Comments					
Public transp Meets CS sta	ort accessibility comments					Rank (1-5)
Meets C5 Sta	indards					_ 5
Access comr	nents					
7,00033 001111						
Local networ	k comments					
Mitigation m	easures					Total score
Highways sit	e support					
Contingent of	n other sites					
Contingent of	n other sites					
Highways		i	1			
Impact No	material impact	Network Status	No objection, no mitig	gation required		
Network R	ail					
TO THO THE						
Yorkshire \	<b>W</b> ater					
Treatment W	/orks					
Environme	nt Agency					
Constraints FZ1 over 1h	a. See comments in our previ	ous I&O consultation	l.			
LCC						
Ecology supp	oort Supported					
Supported						
Ecology bour	ndary					
Education co	mments					

erry Tree Drive, Farsley			
'			
	erry Tree Drive, Farsley	erry Tree Drive, Farsley	erry Tree Drive, Farsley

Planning History	Applications since 1/1/2009, covering more than 50% of the site		
App Number	Proposal	Decision	% of site
14/01024/FU	Erection of 10 dwellings, extension and conversion of former outbuilding to one additional dwelling; laying out of access road and associated works		100

# Spatial relationships

# **UDP Designations**

ODI 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		
Sch. Ancient Mon.	0.00	

# Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>✓</b>	

# **Regeneration Areas**

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

# Other Spatial Relationship

Nearest train station New Pudse					
Nearest train station distance (m)	1291.73				
Nearest bus stop	13311				

73.72

Nearest bus stop distance (m)

# 648 Cherry Tree Drive, Farsley

Agricultural classification Urban  Overlaps SSSI
·
·
Overlaps SEGI
Overlaps LNA
Overlaps LNR
Overlaps Conservation Area
Overlaps Listed Building
verlaps Strat. Employment buffer
Overlaps Public Right of Way
Overlaps SFRA Flood Zone
Overlaps EA Flood Zone
Overlaps HSE Major Hazard
Overlaps HSE Gas Pipeline
Overlaps Pot. Contamination
Overlaps Minerals Safeguarded
Overlaps Minerals Safeguarded 100m

# 648 Cherry Tree Drive, Farsley

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
Summary of reps	
Summary of Teps	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
	planning permission or existing UDP allocation. Principle of residential development accepted

### 649 Charity Farm, Swinnow

Site Details								
Easting	420863	Northing	434322	Site area ha	3.	2	SP7	Main Urban Area Infill
HMCA	Outer West			V	Nard	Calverley ar	nd Farsley	

### **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 unresticted sprawl of large built up areas

Would development lead to/consti			
Would development result in an is			
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

Vould development lead to physical connection of settlements?				
Do features provide bound				
Coalescence Conclusion				

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

or receive in our egual unity the country of the received in our can interest	
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		
Can development pres		
Character Conclusion		

649	Charity Farm,	Swinnow					
SHLAA cond	clusions						
Availability	: Short (=<5 yrs)		Suitability:	LDF to determine	<b>Achievability</b> :	Medium (6-10yrs)	
Summary	of infrastructu	re provider	comments				
	ays Comments						
	ort accessibility con	nments					Rank (1-5)
Meets CS sta	ndards						5
Access comm	nents						
Local networ	k comments						
Mitigation me	easures						Total score
Highways site	e support						
3 17111							
Contingent o	n other sites						
Contingent o	n other sites						
Contingent o	ir other sites						
Highways /	Agency material impact	Notva	ork Status	No objection, no mit	igation required		
Impact 140	material impact	Metwo	ork Status	TWO OBJECTION, NO TIME	gation required		
Network R	ail						
Yorkshire V	Vater						
Treatment W	'orks						
<b>Environme</b> Constraints	nt Agency						
	a. See comments in	our previous 18	&O consultation				
LCC							
Ecology supp	ort Supporte	d					
Supported	·						
Ecology bour	ndary						
Education co	mments						

#### 649 Charity Farm, Swinnow

Flood Risk

Flood Zone 1. Easement required adjacent to the minor watercourse which runs through the centre of the site.

### **Utilities**

Gas

Electric

Fire and Rescue

Telecoms

### Other

English Heritage

Natural England

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

App Number Proposal Decision % of site

### Spatial relationships

### **UDP Designations**

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

### **Core Strategy**

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>✓</b>	

% overlap

### **Regeneration Areas**

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

### Other Spatial Relationship

LCC ownership % 2.93

Nearest train station	N	lew Pudsey
Nearest train station distance (	(m)	271.51
Nearest bus s	top	13683
Nearest bus stop distance (	(m)	111.38

Agricultural classification Urban

# 649 Charity Farm, Swinnow

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	$\overline{\Box}$
Overlaps HSE Major Hazard	$\overline{\Box}$
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<b>~</b>
Overland Minerals Safaguarded	
Overlaps Minerals Safeguarded	
Overlaps Minerals Safeguarded 100m	

# 649 Charity Farm, Swinnow

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
Summary of reps	
Anti On the edge of the biggest traffic p	roblem of the area, namely the Ring Road/ Owlcoates Centre roundabout.
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
Site with current or recently expired	d planning permission or existing UDP allocation. Principle of residential development accepted

### 650 Lane End, Pudsey

Site Details									
Easting	422710	Northing	433663	Site area ha	0.7	,	SP7	Main Urban Area Infill	
HMCA	HMCA Outer West		W	ard/	Pudsey				

### **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 unresticted sprawl of large built up areas

Would development lead to/const				
Would development result in an is				
Is the site well connected to the built up area?				
Would development round off the				
Is there a good existing barrier be and the undeveloped land?				
Unrestricted Sprawl Conclusion				

### 2. Prevent neighbouring towns from merging

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

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

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

Encroachment Conclusion

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

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

650	Lane End	, Pudsey					
SHLAA conc	lusions						
Availability:	Short (=<5	/rs)	Suitability:	Suitable	Achi	evability:	Medium (6-10yrs)
Summary	of infrastr	ucture provic	ler comments				
Highways A	gency						
Impact		N	letwork Status				
Network Ra	il						
Yorkshire W	/ater						
Treatment Wo	orks						
Environmer	nt Agency						
Constraints							
LCC							
Ecology suppo	ort						
Ecology boun	dary						
Education cor	nments						
Flood Risk							
Utilities							
Gas							
Electric							
Fire and Resc	ue						
Telecoms							
Other	100						
English Herita	iye						
Natural Engla	nd						
Planning His	story Appl	ications since 1/1	/2009, covering mor	re than 50% of the site			
App Numbe	r Pi	oposal			Decision	% of site	<b>)</b>

#### 650 Lane End, Pudsey

# Spatial relationships

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

# **Core Strategy**

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>✓</b>	

% overlap

# **Regeneration Areas**

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

# Other Spatial Relationship

LCC ownership %	44.62

Nearest train station	Bramley
Nearest train station distance (m)	1452.44
Nearest bus stop	12557
Nearest bus stop distance (m)	154.58

# Agricultural classification Urban

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	<b>✓</b>
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	$\overline{\Box}$
Overlaps HSE Gas Pipeline	$\overline{\Box}$
Overlaps Pot. Contamination	<b>✓</b>
Overlaps Minerals Safeguarded	

Overlaps Minerals Safeguarded
erlaps Minerals Safeguarded 100m

# 650 Lane End, Pudsey

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
Summary of reps	
J 1	
Comments on phasing	
γ γ γ γ γ γ γ	
DPP Allocation	]
Identified housing site	
DPP Allocation Conclusion	
Site with current or recently expire	d planning permission or existing UDP allocation. Principle of residential development accepted

### 652 Cherry Tree Drive, Farsley

Site Details							
Easting	421890	Northing	435452	Site area ha	0.5	SP7	Main Urban Area Infill
HMCA	Outer West		Ward	Calverley a	nd Farsley		

### **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 unresticted sprawl of large built up areas

Would development lead to/cons	titue ribbon development?	
Would development result in an i		
Is the site well connected to the built up area?		
Would development round off the		
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		
Do features provide bound		
Coalescence Conclusion		

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

Strong defensible boundary		
Does the site provide acces		
Does the site include local/		
Areas of protected/unprote		
Site includes Grade 1, Grad		
Does the site contain buildi		
Are these buildings used fo		
Encroachment Conclusion		

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

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

# 652 **Cherry Tree Drive, Farsley 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 CS standards 5 Access comments Local network comments Total score Mitigation measures 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 Supported Ecology support Supported Ecology boundary **Education comments**

652 C	erry Tree Drive, Farsley
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
12/05274/FU	Laying out of access road and erection of 13 houses	Α	97
14/03967/COND	Consent, agreement or approval required by conditions 3, 4, 5, 6, 7, 9, 10, 13, 14, 17, 18, 19, 20 and 23 of Planning Application 12/05274/FU	Α	97

### Spatial relationships

<b>UDP Designations</b>		
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		
Sch. Ancient Mon.	0.00	

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

<b>Regeneration Areas</b>		
Inner South RA	0.00	% overlap
LB Corridor RA	100.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	
<u> </u>		

# Other Spatial Relationship

LCC ownership %	0.00
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# 652 Cherry Tree Drive, Farsley

Nearest train station	New Pudsey	
Nearest train station distance (m)	1373.50	
Nearest bus stop	1151	
Nearest bus stop distance (m)	82.77	
Agricultural classification	Urban	
Overlaps SSSI		
Overlaps SEGI		
Overlaps LNA		
Overlaps LNR		
Overlaps Conservation Area	<b>✓</b>	
Overlaps Listed Building		
Overlaps Strat. Employment buffer		
Overlaps Public Right of Way		
Overlaps SFRA Flood Zone		
Overlaps EA Flood Zone		
Overlaps HSE Major Hazard		
Overlaps HSE Gas Pipeline		
Overlaps Pot. Contamination		
Overlaps Minerals Safeguard	led	
Overlaps Minerals Safeguarded 100	)m	

# 652 Cherry Tree Drive, Farsley

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
, ,	
Summary of reps	
ourmany or rops	
Comments on phosing	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
	planning permission or existing UDP allocation. Principle of residential development accepted

#### 653 Robin Lane/Longfield Road, Pudsey

Site Details							
Easting	422747	Northing	433307	Site area ha	0.9	SP7	Main Urban Area Infill
HMCA	Outer West			Ward	Pudsey		

#### **Site Characteristics**

C!1 - 1	Greenfield	
SITE TUNE	I - reentield	

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	No

Descri	ntion
DESCHI	puon

#### **Greenbelt Assessment - Not Required**

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

Would development lead to/cons		
Would development result in an i		
Is the site well connected to the I		
Would development round off the		
Is there a good existing barrier be and the undeveloped land?		
Unrestricted Sprawl Conclusion		

#### 2. Prevent neighbouring towns from merging

Would development lead		
Do features provide bound		
Coalescence Conclusion		

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

Strong defensible boundary		
Does the site provide acces		
Does the site include local/		
Areas of protected/unprote		
Site includes Grade 1, Grad		
Does the site contain buildings		
Are these buildings used fo		
Encroachment Conclusion		

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

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

# 653 Robin Lane/Longfield Road, Pudsey **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 CS standards 5 Access comments Local network comments Total score Mitigation measures 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.On historic Landfill LCC Supported **Ecology support** Supported Ecology boundary **Education comments**

653	Robin Lane/Longfield Road, Pudsey
Flood Risk	
Flood Zone 1	
Utilities	
Gas	
Electric	
Fire and Resc	је
Telecoms	
Other	
English Herita	ye

Planning History	Applications since 1/1/2009, covering more than 50% of the site		
App Number	Proposal	Decision	% of site
10/03908/EXT	Extension of time period for planning permission 07/03358/FU Laying out of access road and erection of 28 houses		98

## Spatial relationships

Natural England

## **UDP Designations**

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

# Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>~</b>	
	_	

### **Regeneration Areas**

0.00	% overlap
100.00	
0.00	
0.00	
0.00	
	100.00 0.00 0.00

# Other Spatial Relationship

LCC ownership	%	0.01
Nearest train station		Bramley
Nearest train station distance (	(m)	1637.73
Nearest bus stop		10103
Nearest bus stop distance (	m)	165 91

### Robin Lane/Longfield Road, Pudsey

Agricultural classification L	Jrban
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	<b>✓</b>
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	<b>✓</b>
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	<u> </u>
Overlaps Pot. Contamination	<b>~</b>
Overlaps Minerals Safeguarde	d $\square$
Overlaps Minerals Safeguarded 100r	

### Robin Lane/Longfield Road, Pudsey

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
Cummary of rone	
Summary of reps	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
	planning permission or existing UDP allocation. Principle of residential development accepted

#### 656 Pudsey Road, Bramley LS13

Site Deta	ails						
Easting	423838	Northing	433486	Site area ha	1.4	SP7	Main Urban Area Infill
HMCA	Outer West				Ward	Pudsey	

#### **Site Characteristics**

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	No

Descri	ntion
DESCHI	puon

#### **Greenbelt Assessment - Not Required**

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

Would development lead to/cons	titue ribbon development?	
Would development result in an i		
Is the site well connected to the	built up area?	
Would development round off the		
Is there a good existing barrier b and the undeveloped land?		
Unrestricted Sprawl Conclusion		

#### 2. Prevent neighbouring towns from merging

Would development lead	to physical connection of settlements?	
Do features provide bound		
Coalescence Conclusion		

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

Strong defensible boundary	between site and urban area	
Does the site provide acces		
Does the site include local/		
Areas of protected/unprote		
Site includes Grade 1, Grad		
Does the site contain buildi	ngs	
Are these buildings used fo		
Encroachment Conclusion		

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

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

# 656 Pudsey Road, Bramley LS13 **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) No PT or employment, health and education OK 2 Access comments Local network comments Total score Mitigation measures 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 Supported **Ecology support** Supported Ecology boundary **Education comments**

# Flood Risk Flood Zone 1 Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage

Planning History	Applications since 1/1/2009, covering more than 50% of the site			
App Number	Proposal	Decision	% of site	
12/01174/COND	Consent, agreement or approval required by condition 7 of Planning Application 11/02114/RM	Α	61	
13/01975/EXT	Extension of time period for planning permission 08/06785/OT outline application to layout access road and erect residential development	Α	61	
12/01172/COND	Consent, agreement or approval required by conditions 7 and 8 of Planning Application 08/06785/OT	Α	61	
11/02114/RM	10 houses	Α	61	

## Spatial relationships

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

Core Strategy		
Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	

Overlaps Urban Extension

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

✓

### 656 Pudsey Road, Bramley LS13

	_
LCC ownership %	0.00
Nearest train station	Bramley
Nearest train station distance (m)	937.55
Nearest bus stop	13961
Nearest bus stop distance (m)	220.38
Agricultural classification Ur	ban
Overlaps SSSI	
Overlaps SEGI	$\overline{\Box}$
Overlaps LNA	$\Box$
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<b>✓</b>
Overlaps Minerals Safeguarded	
Overlaps Minerals Safeguarded 100m	

### 656 Pudsey Road, Bramley LS13

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. Princi	iple of residential development accepted

#### 658 Bank Bottom Mills, Farsley

Site Details							
Easting	422257	Northing	435575	Site area ha	0.9	SP7	Main Urban Area Infill
HMCA	Outer West				Ward	Calverley a	nd Farsley

#### **Site Characteristics**

Site type Brownfield

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	No

Description

#### **Greenbelt Assessment - Not Required**

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

Would development lead to/consti		
Would development result in an is		
Is the site well connected to the b	ouilt up area?	
Would development round off the		
Is there a good existing barrier be and the undeveloped land?		
Unrestricted Sprawl Conclusion		

#### 2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?			
	Do features provide bound		
	Coalescence Conclusion		

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

Strong defensible boundary	
Does the site provide acces	
Does the site include local/	
Areas of protected/unprote	
Site includes Grade 1, Grad	
Does the site contain buildi	
Are these buildings used fo	
Encroachment Conclusion	

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

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

# 658 Bank Bottom Mills, Farsley **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

Flaming mistory	Applications since 1/1/2005, covering more than 50/0 of the site							
App Number	Proposal	Decision	% of site					
14/9/00154/MOD	Amendment to previously approved application 25/45/03/RM for landscaping scheme to 26 houses and 21 flats NON MATERIAL AMENIMENT to 06/07/33/RM residential	M01	100					

658 Banl	k Bottom Mills, Farsley			
	development at former bank bottom mills for 26 dwellings houses and 21 flats			
12/9/00093/MOD	Amendment to previously approved application 25/45/03/RM NON MATERIAL AMENDMENT amending second storey to render, adding further arstone string course, adding gable features, increasing bedroom 1 and 2 window sizes and increasing stairwell window sizes	M01	100	
12/9/00171/MOD	Amendment to previously approved application 25/45/03/RM for landscaping scheme to 26 houses and 21 flats NON MATERIAL AMENDMENT to 06/07733/RM: Re-positioning double garage serving plots 28 and 29. Approximately 4 metres North East to ease the level issue between the garage and the footway to Spring Bank Road	M01	100	
10/9/00264/MOD	Amendment to previously approved application 25/45/03/RM for landscaping scheme to 26 houses and 21 flatsNON-MATERIAL AMENDMENT: Revised elevational treatment to all plots and revised boundary treatment	M01	100	

#### Spatial relationships

<b>UDP Designations</b>		
N32 Greenbelt	% overlap	
N34 PAS	0.00	·
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	44.38	
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	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>✓</b>	

# Regeneration Areas

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

## Other Spatial Relationship

LCC ownership	0.00	
Nearest train station	N	lew Pudsey
Nearest train station distance	(m)	1694.80
Nearest bus s	top	490
Nearest bus stop distance	(m)	136.44
Agricultural classificat	tion	Urban

### 658 Bank Bottom Mills, Farsley

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	<b>✓</b>
Overlaps EA Flood Zone	<b>~</b>
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	$\overline{\Box}$
Overlaps Pot. Contamination	~
Overlaps Minerals Safequarded	_
Overlaps Minerals Safeguarded 100m	
Overlaps willierais safeguarded 10011	1

### 658 Bank Bottom Mills, Farsley

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
Summary of reps	
Summary of Teps	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
	planning permission or existing UDP allocation. Principle of residential development accepted

#### 659 Station Street, Pudsey

Site Deta	ails						
Easting	421865	Northing	432658	Site area ha	0.5	SP7	Main Urban Area Infill
HMCA	Outer West				Ward	Pudsey	

#### **Site Characteristics**

Site type Greenfield

On-site land uses

Vacant land

Neighbouring land uses

Dwellings

Manufacturing and Wholesale

Other land uses - None

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

Description

Steep site, currently undeveloped. Set in urban area.

#### **Greenbelt Assessment - Not Required**

#### 1. Check the unresticted 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

2. Frevent neighbouring terms neighing	
Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	

Coalescence Conclusion

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

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

Encroachment Conclusion

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

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

### 659 Station Street, Pudsey

Supported

Ecology support
Supported

SHLAA conclusions						
Availability: Short (e	early)	Suitability:	Suitable	Achievability	r: Short (=<5yrs)	
	,, 					
Summary of infra	astructure prov	ider comments				
LCC Highways Com						
Public transport acces	sibility comments				Rank (	1-5)
Good					5	
Access comments						
Access achievable onto	o Station Street.				5	
Local network comme	nts					
Ok					5	
Mitigation measures					Total so	core
		,			15	
Highways site support	†					
Yes	•					
Contingent on other si	ites					
Contingent on other si	itos					
Contingent on other si	ites					
Highways Aganay	1					
Highways Agency Impact No material i	impact	Network Status	No objection	2		
n/a	impact	Network Status	140 Objection	-		
177 4						
Network Rail						
Yorkshire Water	1					
Treatment Works	Knostrop					
level. Development the ensure the necessary 2020. Phasing is one represent a 10% or gi	nat will connect to the infrastructure and comethod used to ensure ater increase in pring a site forward by	he public sewer syste capacity can be provious sure sites are brought opulation served by to pefore YW have comp	m needs to b ded to serve t forward in li he works sho deted any pla	There is capacity for significant develone co-ordinated with Yorkshire Water's the site. The forthcoming AMP(6) will ne with YW's investment. It is particululd take into account available sewera nned improvements it may be possible asibility study.	Asset Management Plans (AMP) run from April 2015 to March arly important that sites which ge and WwTW capacity. If a	
Environment Agend	CV					
Constraints						
FZ1 under 1 ha and or	n historic landfill sit	te. See comments in	main text of	our response.		
LCC						

# 659 Station Street, Pudsey Ecology boundary **Education comments** Flood Risk Flood Zone 1. Parts of site at risk from 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 % of site **App Number Proposal** Decision

## Spatial relationships

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

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

**~** 

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

#### Other Spatial Relationship

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

### 659 Station Street, Pudsey

Nearest train station	lew Pudsey
Nearest train station distance (m)	1801.81
Nearest bus stop	11431
Nearest bus stop distance (m)	32.97
Agricultural classification	Urban
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	<b>✓</b>
Overlaps Pot. Contamination	<b>✓</b>
Overlaps Minerals Safeguard	ed 🗸
Overlaps Minerals Safeguarded 100	)m

#### 659 Station Street, Pudsey

#### **Conclusions**

Issues and Options Summary

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

Site affects others?

Sustainability summary

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

Summary of reps

Metro

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

Buses Per Hour

Access to Primary Schools

Access to Secondary Schools

Access to Primary Health

290 11 Yes Yes Yes

Comments on phasing

**DPP Allocation** 

Preferred housing allocation

**DPP Allocation Conclusion** 

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

#### 666 Occupation Lane, Pudsey

Site Details								
Easting	421208	Northing	433097	Site area ha	2.7	SP7	Main Urban Area Infill	
HMCA	Outer West			Ward	Pudsey			

#### **Site Characteristics**

Sito typo	Brownfield
Site type	DIOWITTEIU

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front No	

Descri	ption
2 23011	J J

#### **Greenbelt Assessment - Not Required**

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

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

#### 2. Prevent neighbouring towns from merging

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

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

Strong defensible boundary between site and urban area		
Does the site provide acces	s 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 pres	erve this character?	
Character Conclusion		

**App Number** 

11/02355/FU

**Proposal** 

83 Houses

# 666 Occupation Lane, Pudsey **SHLAA** conclusions Availability: Short (=<5 yrs) Suitability: Suitable Achievability: Short (=<5yrs) Summary of infrastructure provider comments **Highways Agency** Network Status Impact **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

Decision

Α

% of site

99

666 Occı	upation Lane, Pudsey			
11/04938/COND	Consent, agreement or approval required by conditions 15 and 16 of 25/25/05/OT	w	100	
09/00408/OT	Outline application to erect residential development to industrial site	FDO	100	
12/00794/COND	Consent, agreement or approval required by conditions 1, 3, 5, 6, 7, 8 and 9 of Planning Application 25/25/05/OT	w	100	
12/00793/COND	Consent, agreement or approval required by conditions 3, 4, 5, 6, 8, 9, 10, 11, 12, 13, 14, 15, 23, 24, 31, 34 and 35 of Planning Application 11/02355/FU		99	

### Spatial relationships

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

# Core Strategy

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

# Regeneration Areas

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

## Other Spatial Relationship

LCC ownership %		0.00
Nearest train station	N	lew Pudsey
Nearest train station distance (m)		1210.06
Nearest bus stop		12779
Nearest bus stop distance (m)		114.74
•		

#### Agricultural classification Urban

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	$\bar{\Box}$
Overlaps Pot. Contamination	<u> </u>
0 1 11 1 0 5	

Overlaps I	Minerals Safeguarded
Overlaps Minera	s Safeguarded 100m

### 666 Occupation Lane, Pudsey

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
ouotamaziiti ouminary	
C	
Summary of reps	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
	planning permission or existing UDP allocation. Principle of residential development accepted

#### 667 Town Street - Belgrave Works LS13

Site Details							
Easting	422383	Northing	434512	Site area ha	2	SP7	Main Urban Area Infill
HMCA Outer West					Ward	Bramley an	d Stanningley

#### **Site Characteristics**

C!1 - 1	Brownfield
SITA TUNA	Browntield
JILC LYPC	Diowilicia

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	No

Descri	ption

#### **Greenbelt Assessment - Not Required**

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

Would development lead to/cons		
Would development result in an i		
Is the site well connected to the		
Would development round off the		
Is there a good existing barrier b and the undeveloped land?		
Unrestricted Sprawl Conclusion		

#### 2. Prevent neighbouring towns from merging

Would development lead	
Do features provide bound	
Coalescence Conclusion	

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

Strong defensible boundary				
Does the site provide acces				
Does the site include local/				
Areas of protected/unprote				
Site includes Grade 1, Grad				
Does the site contain buildings				
Are these buildings used fo				
Encroachment Conclusion				

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

Site within/adjacent to		
Can development pres		
Character Conclusion		

# **Town Street - Belgrave Works LS13** 667 **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	
09/00596/RM	Reserved matters Application to layout access and erect residential comprising 24 houses and 54 flats in 3 three storey blocks and 3 detached B1 office/ light industrial units	R	99	

667 T	own Street - Belgrave Works LS13		
10/00334/OT	Outline Application to layout access road and erect residential development and health centre with ancillary pharmacy, with associated car parking and public open space	A	98
12/03564/FU	Erection of a temporary boundary fence	Α	98
12/03115/ADV	One non illuminated sign	Α	98
14/00774/FU	Mixed use development comprising 10 units A1/A2/A3 uses; laying out of access road, car parking, landscaping and boundary treatments		98
13/02943/OT	Outline application for residential development and health centre with ancillary pharmacy, laying out of access road, associated car parking and public open space.	A	98

### Spatial relationships

11111	P Desi	เดทจ	tione
UDI	- DE3	ıuııa	LIULIS

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

# **Core Strategy**

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>~</b>	

# **Regeneration Areas**

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

# Other Spatial Relationship

LCC ownership	3.28	
Nearest train station	N	lew Pudsey
Nearest train station distance (	1265.67	
Nearest bus s	12241	
Nearest bus stop distance (	82.40	

#### Agricultural classification Urban

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	

# 667 Town Street - Belgrave Works LS13

Overlaps Minerals Safeguarded
Overlaps Minerals Safeguarded 100m

### 667 Town Street - Belgrave Works LS13

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	]
ouotamasmity ourminary	
C	]
Summary of reps	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
	d planning permission or existing UDP allocation. Principle of residential development accepted

#### 669 Dick Lane - Midpoint, Pudsey

Site Deta	ails						
Easting	419720	Northing	433571	Site area ha	3.1	SP7	Main Urban Area Infill
HMCA	HMCA Outer West		Ward	Calverley a	nd Farsley		

#### **Site Characteristics**

Sito typo	Brownfield
Site type	DIOWITTEIU

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	No

Descri	ption

#### **Greenbelt Assessment - Not Required**

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

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

#### 2. Prevent neighbouring towns from merging

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

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

Strong defensible boundary				
Does the site provide acces				
Does the site include local/national nature conservation areas (SSSIs				
Areas of protected/unprotected woodland/trees/hedgerows?				
Site includes Grade 1, Grad				
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			

10/00613/FU

# 669 Dick Lane - Midpoint, Pudsey **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

Α

99

Variation of condition 28 of application no. 25/407/05/OT (

Affordable housing matters)

669 D	ick Lane - Midpoint, Pudsey			
09/03406/COND	Consent, agreement or approval required by conditions 6 and 8 of Planning Application 25/407/05/OT	Α	98	
11/02082/COND	Consent, agreement or approval required by condition 11 of Planning Application 10/05660/OT	Α	100	
10/03122/COND	Consent, agreement or approval required by condition 5 of Planning Application 07/05428/RM as amended by Planning Application 10/00614/FU	Α	100	
09/04144/COND	Consent, agreement or approval required by conditions 3, 4, 11, 12, 14, 15, 24, 26 and 30 of Planning Application 25/407/05/OT	Α	100	
10/00618/COND	Consent, agreement or approval required by condition 27 of Planning Application 25/407/05/OT	Α	100	
09/03982/OT	Variation of condition 27 of application 25/407/05/OT (Greenspace Matters) to approved residential development	w	100	
10/01726/COND	Consent, agreement or approval required by condition 10 of Planning Application 25/407/05/OT	R	100	
09/03407/COND	Consent, agreement or approval required by conditions 1 and 2 of Planning Application 07/05428/RM	Α	98	
09/03983/OT	Variation of condition 28 of application 25/407/05/OT(Affordable Housing Matters) to approved residential development	W	100	
09/03980/FU	Variation of condition 2 of application 07/05428/RM (Greenspace Matters) to approved residential development	w	100	
10/00614/FU	Variation of condition 5 of application no. 07/05428/RM ( Affordable housing matters )	Α	99	
12/00853/COND	Consent, agreement or approval required by condition 3 of Planning Application 25/407/05/OT	Α	100	
09/03981/FU	Variation of condition 5 of application 07/05428/RM (Affordable Housing Matters) to approved residential development	W	100	
10/05660/OT	Variation of condition no.10 (green travel plan) of planning approval 25/407/05/OT Outline application to layout access road and erect residential development	Α	100	
10/03121/COND	Consent, agreement or approval required by condition 28 of Planning Application 25/407/05/OT as amended by Planning Application 10/00613/FU	Α	100	

Spatial	rela	tio	ns	hi	ps
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**UDP** Designations

Core Strategy

## 669 Dick Lane - Midpoint, Pudsey

N32 Greenbelt	0.21	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Main Urban Area	99.79	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>V</b>	

# Regeneration Areas

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

# Other Spatial Relationship

Other Spatial Relations	ıııp
LCC ownership <sup>c</sup>	% 0.00
Nearest train station	New Pudsey
Nearest train station distance (n	n) 1593.27
Nearest bus sto	p 9298
Nearest bus stop distance (n	n) 263.54
Agricultural classification	on Grade 3
Overdana CCI	
Overlaps SS	
Overlaps SEC	GI 📗
Overlaps LN	IA
Overlaps LN	IR
Overlaps Conservation Are	ea
Overlaps Listed Buildir	ng 🗌
Overlaps Strat. Employment buff	er
Overlaps Public Right of Wa	ay
Overlaps SFRA Flood Zor	ne 🗌
Overlaps EA Flood Zor	ne 🗌
Overlaps HSE Major Hazaı	
Overlaps HSE Gas Pipelir	ne 🗸
Overlaps Pot. Contamination	ne 🗸
Overlaps Minerals Safegua	rded
Overlaps Minerals Safeguarded 1	00m

### 669 Dick Lane - Midpoint, Pudsey

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
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C	
Summary of reps	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
	planning permission or existing UDP allocation. Principle of residential development accepted

#### 671 Lane End, Pudsey

Site Deta	ails						
Easting	422844	Northing	433650	Site area ha	0.5	SP7	Main Urban Area Infill
HMCA	Outer West				Ward	Pudsey	

#### **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

Descri	ption

#### **Greenbelt Assessment - Not Required**

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

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

#### 2. Prevent neighbouring towns from merging

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

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

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

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

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

**App Number** 

13/01239/FU

Proposal

associated landscaping

Residential application for 14 dwellings with garages and

# 671 Lane End, Pudsey **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

Decision

Α

% of site

99

671	Lane	Fnd	Pudsey
U / I	Laile	LIIU	, ruusey

13/05524/COND

Consent, agreement or approval required by conditions 3, 4, 5, 7, 11, 12, 13, 14, 16, 17, 18, 19, 20, 22, 23, 24 of Planning Application 13/01239/FU

SPL

99

# Spatial relationships

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

Core	Strategy	

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>✓</b>	

# **Regeneration Areas**

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

# Other Spatial Relationship

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

Nearest train station	Bramley
Nearest train station distance (m)	1346.72
Nearest bus stop	9660
Nearest bus stop distance (m)	95.48

### Agricultural classification Urban

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	<b>~</b>
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	$\overline{\square}$
Overlaps Pot. Contamination	_ _
Overlane Minorale Safaguarded	

Overlaps Minerals Safeguarded
Overlane Minerale Safeguarded 100m

# **Outer West**

# 671 Lane End, Pudsey

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	]
ouotamazinty ourinnary	
C	]
Summary of reps	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
	d planning permission or existing UDP allocation. Principle of residential development accepted

### 678 Bradford Road (83-105), Stanningley

Site Details							
Easting	421568	Northing	434351	Site area ha	1.2	SP7	Main Urban Area Infill
HMCA	Outer West		Ward	Calverley a	nd Farsley		

### **Site Characteristics**

Sito typo	Prownfield
Site type	Brownfield

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	No

Descri	ption

# **Greenbelt Assessment - Not Required**

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

Would development lead to/constitue ribbon development?		
Would development result in an is		
Is the site well connected to the b		
Would development round off the		
Is there a good existing barrier be and the undeveloped land?		
Unrestricted Sprawl Conclusion		

# 2. Prevent neighbouring towns from merging

Would development lead		
Do features provide bound		
Coalescence Conclusion		

## 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area		
Does the site provide access to the countryside		
Does the site include local/		
Areas of protected/unprote		
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 West**

# 678 Bradford Road (83-105), Stanningley **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

Planning History	Applications since 1/1/2009, covering more than 50% of the site			
App Number	Proposal	Decision	% of site	
10/02881/EXT	Extension of time period for planning application 25/380/05/FU for laying out of access and erection of 92 flats in 3 blocks & 2 storey office block with car parking &	Α	100	

# 678 Bradford Road (83-105), Stanningley

% overlap

landscaping

# Spatial relationships

<b>UDP Designations</b>	
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	34.75
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

33		
Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

% overlap

# **Regeneration Areas**

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

# Other Spatial Relationship

LCC ownership %		0.00
		lew Pudsey
Nearest train station	Nearest train station	
Nearest train station distance (m)		436.52
Nearest bus stop		5977
Nearest bus stop distance (m)		55.80
Agricultural classifica	tion	Urban

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	<b>✓</b>
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	$\overline{\Box}$
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<b>✓</b>
Overlaps Minerals Safeguarded	Г

Overlaps Minerals Safegua	rded
Overlaps Minerals Safeguarded 1	00m

# 678 Bradford Road (83-105), Stanningley

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
Cummary of rone	
Summary of reps	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
	planning permission or existing UDP allocation. Principle of residential development accepted

# 1051 Newlay Bridge, off Pollard lane, Newlay LS13

Site Details							
Easting	423893	Northing	436861	Site area ha	0.6	SP7	Main Urban Area Extension
HMCA	HMCA Outer West		Ward	Bramley an	d Stanningley		
Site Characteristics							

Site type	Greenfield

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	No

Descri	ption

# **Greenbelt Assessment**

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

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

# 2. Prevent neighbouring towns from merging

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

## 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary			
Does the site provide access			
Does the site include local/			
Areas of protected/unprote			
Site includes Grade 1, Grad			
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 pres	erve this character?	
Character Conclusion		

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

**App Number** 

12/00497/CA

Proposal

chimney and buildings

Conservation Area Application to demolish structures,

# Newlay Bridge, off Pollard lane, Newlay LS13 1051 **SHLAA** conclusions Availability: Unknown Suitability: Unsuitable Achievability: Uncertain Summary of infrastructure provider comments **Highways Agency** Impact Network Status **Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Ecology support Ecology boundary **Education comments** Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England **Planning History** Applications since 1/1/2009, covering more than 50% of the site

Decision

Α

% of site

74

# Spatial relationships

UDP Designations		
N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	100.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
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	<b>✓</b>	

% 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

# Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Horsforth
Nearest train station distance (m)	2339.25
Nearest bus stop	12171
Nearest bus stop distance (m)	452.30
, ,	
Agricultural classification	Urban
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	<u></u>
Overlaps Listed Building	<b>✓</b>
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	<b>✓</b>
Overlaps EA Flood Zone	<b>✓</b>
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<b>✓</b>
Overlaps Minerals Safeguard	ed

Overlaps Minerals Safeguarded 100m

# 1051 Newlay Bridge, off Pollard lane , Newlay LS13

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
, , , , , , , , , , , , , , , , , , , ,	
Cummary of rang	
Summary of reps	
Comments on phasing	
DPP Allocation	
Not proposed as housing allocation	
DPP Allocation Conclusion	
Site sieved out. Strategic Flood Risk As	ssessment Flood zone 3b

Site Details							
Easting	423808	Northing	436454	Site area ha	1.5	SP7	Main Urban Area Extension
HMCA Outer West			Ward	Bramley an	d Stanningley		

#### **Site Characteristics**

Site type Greenfield

On-site land uses

Vacant land

Neighbouring land uses

Dwellings

Waterways

Other land uses - None

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

Description

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

#### **Greenbelt Assessment**

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

Would development lead to/cons	titue ribbon development?	Yes
Would development result in an i	solated development?	Yes
Is the site well connected to the I	built up area?	No
Would development round off the	No	
Is there a good existing barrier be and the undeveloped land?	etween the existing urban area	No
Unrestricted Sprawl Conclusion	Low potential to lead to unrestric	ted sprawl

### 2. Prevent neighbouring towns from merging

<del>-</del>		
Would development lead to physical connection of settlements?		Yes
Do features provide boun	ndaries 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	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 pres	erve this character?	
Character Conclusion	No effect on the setting and special character of histor	ic features

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

Reasonably well contained by river and canal reducing potential for sprawl. Links to residential development to the north.

SHLAA conclusions				
Availability: Short (=<5 yrs)	Suitability:	LDF to determine	Achievability:	Longterm (11+yrs)
Summary of infrastructure provide	er comments			
LCC Highways Comments				
Public transport accessibility comments				Rank (1-5)
Poor accessbility all round				1
Access comments				
Poor access along Pollard Lane				2
Local network comments				
Cumulative impact on ring road and kirkstall				4
Mitigation measures				Total score
Public transport and road improvements req	uired but unlikely t	to be achievable		7
Highways site support				
No				
Contingent on other sites				
Contingent on other sites				
Highways Agency				
-	etwork Status			
No objection				
Network Rail				
Yorkshire Water				
Treatment Works				
Environment Agency				
Constraints  FZ1 over 1 ha. See comments in main text	of our response.			
LCC				
Ecology support				

#### **Outer West**

1053A	Pollard	Lane, Newlay	LS13
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Ecology boundary
Education comments
Flood Risk
Potentially Flood Zone 1. Adjacent to River Aire, so topo survey needed confirm flood extents.
Utilities
Gas
Electric
Fire and Rescue
Telecoms

#### Other

English Heritage

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

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 signficance of these buildings and what effect its loss and subsequent development might have upon the significance of these assets.

#### Natural England

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

Planning History	Applications since 1/1/2009, covering more than 50% of the s	site	
App Number	Proposal	Decision	% of site
12/03580/FU	Erection of 59 dwellings and associated works	Α	96

#### Spatial relationships

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

Core Strategy	
Main Urban Area	0.00

Main Urban Area	0.00
Major Settlement	0.00
Minor Settlement	0.00
Overlaps Urban Extension	<b>✓</b>

% overlap

Regeneration I	Areas		
Inner So	uth RA	0.00	% (

Inner South RA	0.00	% overlap
LB 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	Bramley
Nearest train station distance (m)	2042.07
Nearest bus stop	2601
Nearest bus stop distance (m)	606.67
Agricultural classification	Grade 3
Overlaps SSSI	<b>V</b>
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	<b>✓</b>
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<b>□</b>
Overlaps Minerals Safeguard	ed
Overlaps Minerals Safeguarded 100	)m

#### Conclusions

Issues and Options Summary

Green Belt site. This section adjoins existing residential development and has the potential to be linked to this. Access would be dependent on the neighbouring site. Site is bounded by the river and canal, so reducing the potential for future further sprawl.

Site affects others?

Sustainability summary

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

#### Summary of reps

Pro

Should be provided for traveller communities and be kept in good repair with decent facilities.

The site is considered suitable for housing, particularly given it would form an extension to site 620

Anti

Access to the site is dependent on neighbouring site.

National Grid

Northern Part of site, Pollard Lane, Newley. Crossed by VR overhead line (275kV).

English Heritage

There are a number of Grade II Listed Buildings at Whitecote House on the eastern side of the Lane, Newlay Leeds and Liverpool Canal. There is a requirement in the 1990 Act that "special regard" should be had to the desirability of preserving Listed Buildings or their setting or any features of special architectural or historic interest which they possess. Consequently, before allocating this area, there would need to be some assessment of what contribution this currently undeveloped area makes to the significance of these buildings and what effect its loss and subsequent development might have upon the significance of these assets.

Metro

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

601 10 No No No

Comments on phasing

DPP Allocation

Preferred housing allocation

**DPP Allocation Conclusion** 

Green Belt site. This section adjoins existing residential development and has the potential to be linked to this. Access would be dependent on the neighbouring site. Site is bounded by the river and canal, so reducing the potential for future further sprawl.

Site Deta	ails						
Easting	423772	Northing	436302	Site area ha	1.1	SP7	Main Urban Area Extension
HMCA	Outer West				Ward	Bramley an	d Stanningley

### **Site Characteristics**

Site type Greenfield

On-site land uses

Vacant land

Neighbouring land uses

Waterways

Unmanaged Forest

Vacant land

Other land uses - None

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

Description

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

#### **Greenbelt Assessment**

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

Would development lead to/cons	titue ribbon development?	Yes
Would development result in an i	solated development?	Yes
Is the site well connected to the I	ouilt up area?	No
Would development round off the	e settlement?	No
Is there a good existing barrier be and the undeveloped land?	etween the existing urban area	No
Unrestricted Sprawl Conclusion	Low potential to lead to unrestric	cted sprawl

#### 2. Prevent neighbouring towns from merging

	3	
Would development lead	Yes	
Do features provide boun	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	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 t	conservation area/listed building/historical features?	No	
Can development pre	serve this character?		
Character Conclusion	No effect on the setting and special character of histor	ic features	

**Environment Agency** 

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

Constraints

# 1053B Pollard Lane, Newlay LS13

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

Reasonably well contained site by river and canal. Relates poorly to settlement, isolated from residential development.

SHLAA conclusions					
Availability: Short (=	=<5 yrs)	Suitability:	LDF to determine	Achievability: Longterm (11+yrs	)
Summary of infra	structure prov	ider comments			
LCC Highways Comi	ments				
Public transport access	sibility comments				Rank (1-5)
Poor accessbility all ro	und	,			1
Access comments					
Poor access along Polla	ard Lane	1			2
Local network commer	nts				
Cumulative impact on	ring road and kirks	all			4
Mitigation measures					Total score
Public transport and ro	ad improvements r	equired but unlikely t	o be achievable		7
Highways site support					
No					
Contingent on other si	tes				1
Contingent on other si	tes				
Highways Agency					
Impact		Network Status			
No objection					
Network Rail					
Yorkshire Water					
Treatment Works	Knostrop				
level. Development that ensure the necessary i 2020. Phasing is one r represent a 10% or gr	at will connect to the infrastructure and connethod used to ensweater increase in poing a site forward by	ne public sewer syster apacity can be provid ure sites are brought opulation served by the efore YW have comple	n needs to be co-ordingled to serve the site. forward in line with You works should take it leted any planned imp	s capacity for significant development at Knostrop nated with Yorkshire Water's Asset Management The forthcoming AMP(6) will run from April 2015 W's investment. It is particularly important that so nto account available sewerage and WwTW capa provements it may be possible for the developer total.	Plans (AMP) to to March sites which icity. If a

Ecology boundary  Education comments  Flood Risk Approx 40% of site shown to be in Flood Zone 3A. Site is adjacent to river Aire, so topo survey needed to confirm flood extents. A number of public sewers / rising mains cross the site.  Utilities Gas
Education comments  Flood Risk  Approx 40% of site shown to be in Flood Zone 3A. Site is adjacent to river Aire, so topo survey needed to confirm flood extents. A number of public sewers / rising mains cross the site.  Utilities
Education comments  Flood Risk  Approx 40% of site shown to be in Flood Zone 3A. Site is adjacent to river Aire, so topo survey needed to confirm flood extents. A number of public sewers / rising mains cross the site.  Utilities
Education comments  Flood Risk  Approx 40% of site shown to be in Flood Zone 3A. Site is adjacent to river Aire, so topo survey needed to confirm flood extents. A number of public sewers / rising mains cross the site.  Utilities
Flood Risk Approx 40% of site shown to be in Flood Zone 3A. Site is adjacent to river Aire, so topo survey needed to confirm flood extents. A number of public sewers / rising mains cross the site.  Utilities
Approx 40% of site shown to be in Flood Zone 3A. Site is adjacent to river Aire, so topo survey needed to confirm flood extents. A number of public sewers / rising mains cross the site.  Utilities
Approx 40% of site shown to be in Flood Zone 3A. Site is adjacent to river Aire, so topo survey needed to confirm flood extents. A number of public sewers / rising mains cross the site.  Utilities
sewers / rising mains cross the site.  Utilities
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				
12/03580/FU	Erection of 59 dwellings and associated works	Α	100				

# Spatial relationships

<b>UDP Designations</b>		
N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	100.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
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	<b>✓</b>	

_		_
D	eration	A
Kenen	eration	Areas

Inner South RA	0.00	% overlap
LB 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	Bramley
Nearest train station distance (m)	1893.64
Nearest bus stop	10279
Nearest bus stop distance (m)	497.41
Agricultural classification	Grade 3
Overlaps SSSI	<b>~</b>
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	<b>✓</b>
Overlaps EA Flood Zone	<b>✓</b>
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<b>✓</b>
Overlaps Minerals Safeguard	ed
Overlaps Minerals Safeguarded 100	)m

### Conclusions

Issues and Options Summary

Green Belt site. This is the southern section of site 1053 and slopes steeply making development difficult. It is removed from existing development and due to the narrow linear nature of the site relates poorly to the existing settlement pattern.

Site affects others?

Sustainability summary

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

Summary of reps

Pro

Should be provided for traveller communities and be kept in good repair with decent facilities.

Metro

We agree that these sites would not be suitable for housing development.

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

Primary Health

503 10 No No No

Comments on phasing

DPP Allocation

Not proposed as housing allocation

**DPP Allocation Conclusion** 

Green Belt site. It is removed from existing development and due to the narrow linear nature of the site relates poorly to the existing settlement pattern.

### 1060A Houghside Pudsey LS28

Site Details							
Easting	423465	Northing	433293	Site area ha	2.7	SP7	Main Urban Area Extension
HMCA	Outer West				Ward	Pudsey	

### **Site Characteristics**

Site type Greenfield

On-site land uses

Agriculture

Shops

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

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

Description

Site currently has agricultural use, consisting of two fields and some grassland. There is a nursery on the site in the north east corner, the northern boundary also has a road frontage.

#### **Greenbelt Assessment**

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

Would development lead to/const	titue ribbon development?	No
Would development result in an is	solated development?	No
Is the site well connected to the b	ouilt up area?	Yes
Would development round off the	e settlement?	Yes
Is there a good existing barrier be and the undeveloped land?	etween the existing urban area	No
Unrestricted Sprawl Conclusion Low potential to lead to unrest		ted sprawl

#### 2. Prevent neighbouring towns from merging

•	3 3	
Would development lead	to physical connection of settlements?	Yes
Do features provide boun	ndaries 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?	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 pres	erve this character?		
Character Conclusion	No effect on the setting and special character of histor	ic features	

#### 1060A Houghside Pudsey LS28

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

Strong links to built up area. Low potential for further sprawl. Performs well in green belt terms.

#### **SHLAA** conclusions

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

#### Summary of infrastructure provider comments

### **LCC Highways Comments**

Public transport accessibility comments

Poor Public Transport, Good health and primary, poor secondary

Rank (1-5)

Access comments

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

5

Local network comments

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

3

Mitigation measures

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

Total score

Highways site support

Yes with mitigation

Contingent on other sites

No

Contingent on other sites

No

#### **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.

# 1060A Houghside Pudsey LS28 LCC Ecology support Ecology boundary **Education comments** Flood Risk Flood Zone 1. Surface water flood routing shown through the site. 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	0.00	
N8 Urban Green Corridor	0.00	
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
Major Settlement	0.00
Minor Settlement	0.00
Overlaps Urban Extension	<b>~</b>

% overlap

% overlap

# **Regeneration Areas**

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

# 1060A Houghside Pudsey LS28

# Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Bramley
Nearest train station distance (m)	1224.55
Nearest bus stop	3430
Nearest bus stop distance (m)	102.77
Agricultural classification	Grade 3
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	! 🗆
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	
Overlaps Minerals Safeguard	ded
Overlaps Minerals Safeguarded 10	0m

#### 1060A Houghside Pudsey LS28

#### Conclusions

Issues and Options Summary

Green Belt site. The site has a road frontage and relates well to the existing built up area. It is bounded by a steep gulley to the west and rising land to the south, reducing the potential for further sprawl into Green Belt. Poor accessibility, would be better to combine with 3377A for access

Site affects others?

Site 3377A is dependant on site to ensure links to residential are maintained.

Sustainability summary

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

Summary of reps

Pro

The site as submitted in the development masterplan in the promotional brochure has been split into 5 parts by Leeds City Council. We do not agree with this approach and consider the site should have been assessed comprehensively - Masterplan submitted.

Metro

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

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

606 10 No No No No

Comments on phasing

DPP Allocation

Preferred housing allocation

**DPP Allocation Conclusion** 

Green Belt site. The site has a road frontage and relates well to the existing built up area. It is bounded by a steep gulley to the west and rising land to the south, reducing the potential for further sprawl into Green Belt.

### 1060B Houghside Pudsey LS28

Site Deta	ails						
Easting	423331	Northing	433224	Site area ha	1	SP7	Main Urban Area Extension
HMCA	Outer West				Ward	Pudsey	

#### **Site Characteristics**

Site type Greenfield

On-site land uses

Vacant land

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

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

Description

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

#### **Greenbelt Assessment**

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

Would development lead to/const	Would development lead to/constitue ribbon development?		
Would development result in an is	Would development result in an isolated development?		
Is the site well connected to the k	ouilt 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 unrestrict		ted sprawl	

### 2. Prevent neighbouring towns from merging

<del>-</del>		
Would development lead	No	
Do features provide boun	No	
Coalescence Conclusion		

### 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 prese	erve this character?		
Character Conclusion	No effect on the setting and special character of histor	ic features	

#### 1060B Houghside Pudsey LS28

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

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

		_					
92	11 A	Λ	con	cli	ICI	One	•

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

#### Summary of infrastructure provider comments

# **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Poor Public Transport, Good health and primary, poor secondary 3 Access comments No highway frontage - requires acess via site A 3 Local network comments Local congestion on Ring Road, excessive speeds on Hough Side Road 3 Total score Mitigation measures Public transport improvements, footway improvements on Hough Side Road, possible capacity works on local highway, possible 9 traffic calming on Hough Side Road Highways site support

Yes with mitigation

#### Contingent on other sites

Yes

## Contingent on other sites

Yes

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

# 1060B Houghside Pudsey LS28 LCC Ecology support Ecology boundary **Education comments** Flood Risk Flood Zone 1. Public (combined) sewer crosses part 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 D	esign	ations
-------	-------	--------

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	0.01
Major Settlement	0.00
Minor Settlement	0.00
Overlaps Urban Extension	<b>~</b>

% overlap

# **Regeneration Areas**

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

# 1060B Houghside Pudsey LS28

# Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Bramley
Nearest train station distance (m)	1344.24
Nearest bus stop	6956
Nearest bus stop distance (m)	148.89
Agricultural classification	Grade 3
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<b>✓</b>
Overlaps Minerals Safeguard	ed
Overlaps Minerals Safeguarded 100	)m

# **Outer West**

# 1060B Houghside Pudsey LS28

Conclusions	
Issues and Options Summary	
Green Belt site. Steep gulley within	wider valley, no road frontage.
Site affects others?	
Sustainability summary	
Significant negative - greenfield site	. Minor positive - access to health and greenspace, flood risk and transport network.
Summary of reps	
Comments on phasing	
DPP Allocation	
Not proposed as housing allocation	
DPP Allocation Conclusion	
Green Belt site. Steep gulley within	wider valley, no road frontage.

	Site Details								
	Easting	420918	Northing	433755	Site area ha	2.1	SP7	Main Urban Area Infill	
ĺ	HMCA	MCA Outer West			Ward	Calverley a	nd Farsley		

### **Site Characteristics**

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Water Storage and Treatment

Other land uses - None

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

Description

Greenfield site in agricultural use located to the north of Owlcotes Road.

### **Greenbelt Assessment - Not Required**

### 1. Check the unresticted 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 boun	daries to contain the development?	
Coalescence Conclusion		

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

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

Encroachment Conclusion

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

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

Character Conclusion

# **Outer West**

1073A Owlcotes Farm, Pud	sey			
Overall Conclusion from assessment characteristics of openness and per		oses of green belt and	essential	
SHLAA conclusions				
Availability: Short (=<5 yrs)	Suitability:	LDF to determine	Achievability: Medium (6-10)	/rs)
Summary of infrastructure prov	vider comments			
LCC Highways Comments				
Public transport accessibility comments				Rank (1-5)
Good accessibility all round				5
Access comments				
Adequate frontages with the adopted hig	hway			5
Local network comments				
Local capacity, congestion in pudsey				4
Mitigation magazine				Total score
Mitigation measures Access improvements may be required				14
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				
level. Development that will connect to t ensure the necessary infrastructure and 2020. Phasing is one method used to en- represent a 10% or greater increase in p	he public sewer syste capacity can be provion sure sites are brought copulation served by to before YW have comp	m needs to be co-ordinate ded to serve the site. The forward in line with YW's he works should take into bleted any planned improve	pacity for significant development at Knost d with Yorkshire Water's Asset Manageme forthcoming AMP(6) will run from April 20 investment. It is particularly important th account available sewerage and WwTW carements it may be possible for the developed.	ent Plans (AMP) to 015 to March at sites which apacity. If a
<b>Environment Agency</b>				
Constraints				
FZ1 over 1 ha. See comments in main to	ext of our response.			

LCC
Ecology support
Ecology boundary
Ecology Bournary
Education comments
Flood Risk
Flood Zone 1. Adj to YW service reservoir
1100d Zone 1. Auj to 1W Service reservoir
Utilities
Gas
Electric
Fire and Rescue
Telecoms
Tolecoms
Other
English Heritage
English Heritage
Natural England

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

# Spatial relationships

<b>UDP Designations</b>		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	97.23	
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	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>✓</b>	

# Regeneration Areas

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

# Other Spatial Relationship

Nearest train station   New Pudsey   Nearest train station   S60.25   Nearest bus stop   11611   Nearest bus stop distance (m)   146.00   Agricultural classification   Urban    Overlaps SSSI   Overlaps SEGI   Overlaps LNA   Overlaps LNR   Overlaps LNR   Overlaps Listed Building   Overlaps STrat. Employment buffer   Overlaps SFRA Flood Zone   Overlaps HSE Major Hazard   Overlaps HSE Major Hazard   Overlaps Pot. Contamination   Overlaps Minerals Safeguarded   Overlaps Mineral
Nearest train station distance (m)  Nearest bus stop  Nearest bus
Nearest bus stop  Nearest bus stop distance (m)  Agricultural classification  Overlaps SSSI  Overlaps SEGI  Overlaps LNA  Overlaps LNR  Overlaps LNR  Overlaps Listed Building  Overlaps Strat. Employment buffer  Overlaps SFRA Flood Zone  Overlaps HSE Major Hazard  Overlaps HSE Gas Pipeline  Overlaps Pot. Contamination
Nearest bus stop distance (m)  Agricultural classification  Overlaps SSSI Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps LNR Overlaps Listed Building Overlaps STrat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination  Overlaps Minerals Safeguarded
Agricultural classification Urban  Overlaps SSSI Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps Conservation Area Overlaps Listed Building Overlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination  Overlaps Minerals Safeguarded
Overlaps SSSI Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps Lore Overlaps Listed Building Overlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination  Overlaps Minerals Safeguarded
Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps Conservation Area Overlaps Listed Building Overlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination  Overlaps Minerals Safeguarded
Overlaps LNA Overlaps LNR Overlaps LNR Overlaps Conservation Area Overlaps Listed Building Overlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination  Overlaps Minerals Safeguarded
Overlaps LNR Overlaps Conservation Area Overlaps Listed Building Overlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination  Overlaps Minerals Safeguarded
Overlaps Conservation Area  Overlaps Listed Building  Overlaps Strat. Employment buffer  Overlaps Public Right of Way  Overlaps SFRA Flood Zone  Overlaps EA Flood Zone  Overlaps HSE Major Hazard  Overlaps HSE Gas Pipeline  Overlaps Pot. Contamination  Overlaps Minerals Safeguarded
Overlaps Listed Building  Overlaps Strat. Employment buffer  Overlaps Public Right of Way  Overlaps SFRA Flood Zone  Overlaps EA Flood Zone  Overlaps HSE Major Hazard  Overlaps HSE Gas Pipeline  Overlaps Pot. Contamination
Overlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination  Overlaps Minerals Safeguarded
Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination Overlaps Minerals Safeguarded
Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination Overlaps Minerals Safeguarded
Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination  Overlaps Minerals Safeguarded
Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination  Overlaps Minerals Safeguarded
Overlaps HSE Gas Pipeline Overlaps Pot. Contamination  Overlaps Minerals Safeguarded
Overlaps Pot. Contamination  Overlaps Minerals Safeguarded
Overlaps Minerals Safeguarded
Overlaps Minerals Safeguarded 100m

#### Conclusions

Issues and Options Summary

The site has been split. Site A is flat, with road access. Part of the site is to the rear of existing properties. The northern boundary falls away steeply towards wooded area.

Site affects others?

Sustainability summary

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

### Summary of reps

Anti

Should become Green Belt.

Congestion on Waterloo Road/Galloway Lane and Cemetery Road/Owlcotes.

Exit into Hillfoot/Cemerery Road area will be horrendous

No. 4 bus seems to have adopted Galloway lane as its terminus, now that the route has been extended from Waterloo, thus virtually reducing the road to one lane.

Should become a nature reserve.

One of the highest points in Pudsey with a wonderful view.

Erroding the difference between Leeds & Bradford.

The development seems to show that it will encompass the bridle path.

Pro

Sites 1073A and 1073B should be considered together as a single entity. There are no undue constraints that would preclude its development either within 5 years or certainly within the Plan Period.

Metro

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

Buses Per Hour

Access to Primary Schools

Access to Secondary Schools

Access to Primary Health

332 4 Yes Yes Yes

Comments on phasing

DPP Allocation

Preferred housing allocation

**DPP Allocation Conclusion** 

A greenfield site that is flat, with road access. Part of the site is to the rear of existing properties.

Site Details								
Easting	420970	Northing	433884	Site area ha	2.4		SP7	Main Urban Area Infill
HMCA	Outer West			War	<sup>-</sup> d	Calverley a	nd Farsley	

#### **Site Characteristics**

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Outdoor amenity and open space

Dwellings

Other land uses - None

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

Description

Greenfield site in agricultural use

#### **Greenbelt Assessment - Not Required**

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

Would development lead to/cons		
Would development result in an i		
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		

Unrestricted Sprawl Conclusion

### 2. Prevent neighbouring towns from merging

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

Coalescence Conclusion

# 3. Assist in safeguarding the countryside from encroahment

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

Encroachment Conclusion

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

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

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

**Ecology support** 

#### 1073B Owlcotes Farm, Pudsey

## **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 accessibility all round 5 Access comments Needs 1073A land for access 3 Local network comments Local capacity, congestion in pudsey 4 Total score Mitigation measures Access improvements may be required 12 Highways site support Only suitable if if linked with 1117A Contingent on other sites Two parts of site may need to be linked Contingent on other sites Two parts of site may need to be linked **Highways Agency Network Status** Impact 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

#### **Outer West**

# 1073B **Owlcotes Farm, Pudsey** Ecology boundary **Education comments** Flood Risk Flood Zone 1. Adj to YW service reservoir Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England

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

### Spatial relationships

### **UDP Designations**

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

### **Core Strategy**

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

### **Regeneration Areas**

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

### Other Spatial Relationship

LCC ownership %	0.00
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### 1073B Owlcotes Farm, Pudsey

Nearest train station	lew Pudsey
Nearest train station distance (m)	433.40
Nearest bus stop	11611
Nearest bus stop distance (m)	275.18
Agricultural classification	Urban
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	
Overlaps Minerals Safeguard	ed
Overlaps Minerals Safeguarded 100	)m

#### 1073B Owlcotes Farm, Pudsey

#### Conclusions

Issues and Options Summary

Site B is more isolated and part is steeply sloping. Highways concerns re access.

Site affects others?

Sites topography offers strong defensible boundary for any potential development on 1073A

Sustainability summary

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

Summary of reps

Anti

Should become Green Belt.

Would all enter/exit onto Owlcotes Road on and near to the brow of the hill.

Congestion on Waterloo Road/Galloway Lane and Cemetery Road/Owlcotes.

Exit into Hillfoot/Cemerery Road area will be horrendous

No. 4 bus seems to have adopted Galloway lane as its terminus, now that the route has been extended from Waterloo, thus virtually reducing the road to one lane.

Should become a nature reserve.

One of the highest points in Pudsey with a wonderful view.

Erroding the difference between Leeds & Bradford.

The development seems to show that it will encompass the bridle path.

Pro

Sites 1073A and 1073B should be considered together as a single entity. There are no undue constraints that would preclude its development either within 5 years or certainly within the Plan Period.

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

321 6 Yes Yes Yes

Comments on phasing

DPP Allocation

Not proposed as housing allocation

**DPP Allocation Conclusion** 

Isolated site and part is steeply sloping. Highways concerns re access. Sites topography offers strong defensible boundary for any potential development on 1073A

Site Details							
Easting	422407	Northing	435641	Site area ha	2.2	SP7	Main Urban Area Infill
HMCA	HMCA Outer West			Ward	Bramley a	nd Stanningley	
Site Characteristics							
Site type	Greenfield						

Neighbouring land uses

Outdoor amenity and open space

Dwellings

Outdoor sport facility

Outdoor sport facility

On-site land uses

Education

Other land uses - None

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

Description

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

### **Greenbelt Assessment - Not Required**

#### 1. Check the unresticted 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		
Do features provide boun		
Coalescence Conclusion		

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

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

Encroachment Conclusion

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

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

Character Conclusion

SHLAA conclusions		
Availability: Short (early)	Suitability: Unsuitable	Achievability: Medium (6-10yrs)
Summary of infrastructure p	rovider comments	
LCC Highways Comments		
Public transport accessibility commen	ts	Rank (1-
Good accessibility except poor health	accessibility	4
Access comments  Poor connection to adopted highway	too narrow land width, on bend in Coal Hill L	ane so no visibility and on crossroads
oor connection to adopted highway	too harrow land width, on bend in coal rim b	1
Local network comments		
Cumulative impact onto ring road		4
		4
Mitigation measures		Total sco
leed to provide access onto Coal Hill	Drive	
		9
lighways site support		
Highways site support No		
Contingent on other sites		
Contingent on other sites		
Highways Agency		
mpact No material impact	Network Status No objection	
n/a		
Network Rail		
Vaulahina Watan		
Yorkshire Water  Treatment Works Knostrop		
'	e works which serve the bulk of Leeds. There	is capacity for significant development at Knostrop High and Lo
level. Development that will connect	to the public sewer system needs to be co-ord	dinated with Yorkshire Water's Asset Management Plans (AMP) t
		The forthcoming AMP(6) will run from April 2015 to March YW's investment. It is particularly important that sites which
represent a 10% or greater increase	in population served by the works should take	into account available sewerage and WwTW capacity. If a
	ird before YW have completed any planned im determined by a developer funded feasibility	provements it may be possible for the developer to provide study.
Environment Agency		
Constraints FZ1 over 1 ha. See comments in ma	in toxt of our response	

LCC					
Ecology support	Unknown				
Unknown Impact. G	assland habitat needs a botanical survey.				
Ecology boundary					
Site assessment nee	ded ???				
Education comments					
Flood Risk					
Flood Zone 1. Poten	ial run-off from hillside.				
Utilities					
Gas					
Electric					
Fire and Rescue					
Telecoms					
Other					
English Heritage					
Natural England					
Planning History	Applications since 1/1/2009, covering more to	han 50% of the site			
App Number	Proposal		Decision	% of site	

### Spatial relationships

% overlap

<b>UDP Designations</b>		
obi besignations		
N32 Greenbelt	0.00	%
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.01	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	99.51	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

## **Core Strategy**

Main Urban Area	100.00
Major Settlement	0.00
Minor Settlement	0.00
Overlaps Urban Extension	<b>V</b>

% overlap

## Regeneration Areas

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

## Other Spatial Relationship

LCC ownership %	0.06
Nearest train station	lew Pudsey
Nearest train station distance (m)	1844.79
Nearest bus stop	12021
Nearest bus stop distance (m)	126.76
Agricultural classification	Urban
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	✓
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	✓
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<b>✓</b>
Overlaps Minerals Safeguard	ed
Overlaps Minerals Safeguarded 100	)m

#### Conclusions

Issues and Options Summary

The site is designated in the existing UDP as both N8 - Urban Green Corridor and the eastern half is N1- Amenity Greenspace. Areas of the site are marked out as sports pitches associated with neighbouring sports club. Loss of greenspace would need to be considered through the greenspace review. See greenspace section, page 31, question G9. Narrow access onto bend on Coal Hill Lane, visibility not achievable, Highways don't support.

Site affects others?

Sustainability summary

Significant negative - greenfield site. Minor negative - access to leisure and community cohesion (size of site in relation to settlement). Minor positive - access to schools and greenspace, greenhouse emissions, flood risk and accessibility.

Summary of reps

**WYCA** 

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

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

102 9 Yes Yes Yes

Comments on phasing

DPP Allocation

Not proposed as housing allocation

**DPP Allocation Conclusion** 

Loss of green space and highways do not support development here.

#### 1110 Rodley (land at), Leeds LS13

Site Details								
Easting	421821	Northing	436222	Site area ha		1.6	SP7	Main Urban Area Extension
HMCA	HMCA Outer West Ward Calverley and Farsley							

#### **Site Characteristics**

Site type Mix 50:50

On-site land uses

Agriculture

Other

Neighbouring land uses

Agriculture

Dwellings

Other land uses

Nursery

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

Description

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

#### **Greenbelt Assessment - Not Required**

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

Would development lead to/const	itue ribbon development?	
Would development result in an is	solated development?	
Is the site well connected to the b		
Would development round off the		
Is there a good existing barrier be and the undeveloped land?		
Unrestricted Sprawl Conclusion		

#### 2. Prevent neighbouring towns from merging

<del>-</del>		
Would development lead t		
Do features provide bound		
Coalescence Conclusion	Coalescence Conclusion	

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

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

Encroachment Conclusion

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

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

Character Conclusion

### 1110 Rodley (land at), Leeds LS13 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) Average accessbility all round 3 Access comments Frontage with ring road not suitable for development 2 Local network comments Capacity issues on ring road 3 **Total score** Mitigation measures Public transport bus improvements, link with other sites, footway works, improvements to highways and ring road connections, 8 close off connection to site directly from ring road Highways site support No Contingent on other sites Need to combine with 1114 and 2121 Contingent on other sites Need to combine with 1114 and 2121 **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 West**

#### 1110 Rodley (land at), Leeds LS13

	22	
L	CC	

Ecology support Supported with mitigation

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

Ecology boundary

#### **Education comments**

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

#### Flood Risk

Flood Zone 1. Culverted watercourse runs inside Eastern boundary.

#### Utilities

Gas

Electric

Fire and Rescue

Telecoms

#### Other

English Heritage

#### Natural England

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

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

#### Spatial relationships

**UDP Designations** 

**Core Strategy** 

### 1110 Rodley (land at), Leeds LS13

N32 Greenbelt	0.00	% overlap
N34 PAS	98.40	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

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

### Regeneration Areas

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

## Other Spatial Relationship

LCC ownership %	1.60
Nearest train station New	w Pudsey
Nearest train station distance (m)	2036.67
Nearest bus stop	2493
Nearest bus stop distance (m)	340.77
Agricultural classification G	rade 3
Overlaps SSSI	
Overlaps SEGI	Ħ
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<u> </u>
Overlaps Minerals Safeguarded	
Overlaps Minerals Safeguarded 100m	

#### 1110 Rodley (land at), Leeds LS13

#### Conclusions

Issues and Options Summary

Site designated as PAS (Protected Area of Search) on the existing UDP, not within the Green Belt. This is part of a larger area and should be considered alongside 1114 & 2121, both also PAS sites. Whilst the sites have links to the settlement and are relatively close to Farsley town centre the UDP Review Inspector commented that the urban edge of Farsley is clear and well defined and this area forms part of an important tract of open land and could contribute to Green Belt purposes. The Inspector was clear that these factors should be considered at plan review as part of a comprehensive assessment of potential sites. Highways issues to resolve as it relies on site 1114 for access - development would best be combined with adjacent sites.

Site affects others?

Sustainability summary

Significant negative - greenfield site. Minor negative - ecology mitigation, flood risk, pollution, landscape, local distinctiveness and historic environment. Minor positive - access to leisure and greenspace.

Summary of reps

Anti

Separate the unique communities of Farsley, Rodley and Calverley.

Increase traffic on the Ring Road between Dawson's Corner and Rodley, Farsley Town St, Calverley Lane (leading from the Ring Road into Farsley), and Bagley Lane.

There are good settlement coalescence reasons why Sites 2121, 1110 and 1114 should not be combined and brought forward together. In terms of public transport, the sites do not meet the accessibility standards set out in the adopted 'Public Transport Improvements and Developer Contributions' SPD.

Bradford Road/Stanningley Road corridor appears to provide a good option for housing development.

Pro

The development of the Kirklees Knowl site provides access solutions for both of the adjoining sites.

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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

333 9 Yes Yes Yes

Comments on phasing

DPP Allocation

Safeguarded land (PAS)

**DPP Allocation Conclusion** 

Site designated as PAS (Protected Area of Search) on the existing UDP, not within the Green Belt. This is part of a larger area and should be considered alongside 1114 & 2121, both also PAS sites. Whilst the sites have links to the settlement and are relatively close to Farsley town centre the UDP Review Inspector commented that the urban edge of Farsley is clear and well defined and this area forms part of a an important tract of open land and could contribute to Green Belt purposes. The Inspector was clear that these factors should be considered at plan review as part of a comprehensive assessment of potential sites.

#### 1114 Kirklees Knowl (land at), Bagley Lane, Bagley

Site Details							
Easting	421888	Northing	435988	Site area ha	18	SP7	Main Urban Area Extension
HMCA	Outer West				Ward	Calverley a	nd Farsley
Site Characteristics							
Site type Greenfield  On-site land uses							

Post and Telecom			
Neighbouring land uses			
Agriculture			
Dwellings			

Other land uses - None

То	pography	Flat	Landscape	Limited Tree Cover
Вс	oundaries	Existing well defined	Road front	Yes

Description

Agriculture

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

#### **Greenbelt Assessment - Not Required**

#### 1. Check the unresticted 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	
Do features provide boun	
Coalescence Conclusion	

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

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

Encroachment Conclusion

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

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

Character Conclusion

## **Outer West** 1114 Kirklees Knowl (land at), Bagley Lane, Bagley 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** Rank (1-5) Public transport accessibility comments Average public transport. Poor health services accessibility. Good primary / secondary schoold accessibility. 3 Access comments Adequate frontage with adopted highway, possible connections with Petrie Street and Tower Drive, footway required on Bagley Lane 4 Local network comments Capacity issues on ring road 3 **Total score** Mitigation measures Public transport bus improvements, link with other sites, footway works, improvements to highways and ring road connections 10 Highways site support Yes but only with public transport improvements, link with other sites, and highway works Contingent on other sites Need to combine with 1110 and 2121 Contingent on other sites Need to combine with 1110 and 2121

### 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

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

#### **Outer West**

#### 1114 Kirklees Knowl (land at), Bagley Lane, Bagley

LCC

Ecology support Supported with mitigation

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

**Ecology boundary** 

#### **Education comments**

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

Flood Risk

Flood Zone 1. Culverted watercourse runs inside NE corner of the site. Some field drainage within the site.

#### **Utilities**

Gas

Electric

Fire and Rescue

Telecoms

#### Other

#### English Heritage

This site adjoins the boundary of the Farsley Conservation Area.

In view of the duty on the Council to preserve or enhance the character or appearance of its Conservation Areas including their setting, there will need to be some assessment of what contribution this area makes to the landscape setting of the Conservation Area. If this area does make an important contribution to the character of the Conservation Area, then the plan would need to explain why its loss and subsequent development is considered to be acceptable.

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

#### Natural England

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

Planning History	Applications since 1/1/2009, covering more than 50% of the	site		
App Number	Proposal	Decision	% of site	
12/04046/OT	Outline application for residential development	AP	98	

#### Spatial relationships

**UDP Designations** 

Core Strategy

### 1114 Kirklees Knowl (land at), Bagley Lane, Bagley

N32 Greenbelt	0.00	% overlap
N34 PAS	98.51	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
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	

Main Urban Area	0.80	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>V</b>	

## Regeneration Areas

Inner South RA	0.00	% overlap
LB 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 N	lew Pudsey
Nearest train station distance (m)	1843.89
Nearest bus stop	5717
Nearest bus stop distance (m)	366.48
Agricultural classification	Grade 3b
Overlaps SSSI	
Overlaps SEGI	Ē
Overlaps LNA	
Overlaps LNR	$\overline{\Box}$
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	<u> </u>
Overlaps EA Flood Zone	✓
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	✓
Overlaps Minerals Safeguard	ed
Overlaps Minerals Safeguarded 100	m

#### 1114 Kirklees Knowl (land at), Bagley Lane, Bagley

#### Conclusions

Issues and Options Summary

Site designated as PAS (Protected Area of Search) on the existing UDP, not within the Green Belt. This is part of a larger area and should be considered alongside 1110 & 2121, both also PAS sites. Whilst the sites have strong links to the settlement and are relatively close to Farsley town centre the UDP Review Inspector commented that the urban edge of Farsley is clear and well defined and this area forms part of an important tract of open land and could contribute to Green Belt purposes. The Inspector was clear that these factors should be considered at plan review as part of a comprehensive assessment of potential sites. There is an electricity pylon on this site with cables that run across. Highways issues to resolve - development would best be combined with adjacent sites.

Site affects others?

Sustainability summary

Significant negative - greenfield site. Minor negative - ecology mitigation. Minor positive - access to schools, leisure and greenspace and flood risk.

#### Summary of reps

Anti

Separate the unique communities of Farsley, Rodley and Calverley.

Increase traffic on the Ring Road between Dawson's Corner and Rodley, Farsley Town St, Calverley Lane (leading from the Ring Road into Farsley), and Bagley Lane.

The three roundabouts, Dawsons Corner, Rodley and Horsforth are frequently very busy.

There are good settlement coalescence reasons why Sites 2121, 1110 and 1114 should not be combined and brought forward together. In terms of public transport, the sites do not meet the accessibility standards set out in the adopted 'Public Transport Improvements and Developer Contributions' SPD.

Bradford Road/Stanningley Road corridor appears to provide a good option for housing development.

A Tree Preservation order was made on all the trees at Kirklees Knowl in November 2011. This should appear in the summary column for 1114 land but it has been omitted.

Already proposed development of over 500 houses on the Clariant/Sandoz site just along the ring road.

Pro

The development of the Kirklees Knowl site provides access solutions for both of the adjoining sites. Easy access from Oakland Road.

#### English Heritage

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

#### WYCA

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

411 9 Yes Yes Yes

Comments on phasing

DPP Allocation

Safeguarded land (PAS)

#### **DPP Allocation Conclusion**

Site designated as PAS (Protected Area of Search) on the existing UDP, not within the Green Belt. This is part of a larger area and should be considered alongside 1110 & 2121, both also PAS sites. Whilst the sites have strong links to the settlement and are relatively close to Farsley town centre the UDP Review Inspector commented that the urban edge of Farsley is clear and well defined and this area forms part of a an important tract of open land and could contribute to Green Belt purposes. The Inspector was clear that these factors should be considered at plan review as part of a comprehensive assessment of potential sites.

Site Details		

Onto Dott	4110						
Easting	420042	Northing	437202	Site area ha	7.4	SP7	Smaller Settlement Extension
HMCA	Outer West				Ward	Calverley a	nd Farsley

#### **Site Characteristics**

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Unmanaged Forest

Dwellings

Other land uses - None

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

#### Description

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

#### **Greenbelt Assessment**

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

Would development lead to/const	itue ribbon development?	No	
Would development result in an is	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 be and the undeveloped land?	etween the existing urban area	No	
Unrestricted Sprawl Conclusion	Low potential to lead to unrestric	ted sprawl	

#### 2. Prevent neighbouring towns from merging

Would development lead	Yes	
Do features provide bound	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	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?	Yes	
Can development preserve this character?		
Character Conclusion   Marginal effect on the setting & special character coul	d be mitigated agains	t through appropriate detailed design

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

In conservation area, would have some effect on character of the area. Site is fairly well contained with low potential for sprawl. Well used footpath provides access to countryside beyond further development.

## **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 Good accessbility all round 5 Access comments Suitable frontage onto Carr Road for part of site but requires works, no access available for other part of site due to ransom strip 3 Local network comments Cumulative impact into Bradford, congestion on Rodley roundabout 3 Total score Mitigation measures Link through, access works onto Carr Road, footway improvements on Carr Road, by-way improved 11 Highways site support Partial, due to part of land accessed through ransom strip not in council control Contingent on other sites Two parts of site may need to be linked and byway needs to be owned by council Contingent on other sites Two parts of site may need to be linked and byway needs to be owned by council **Highways Agency**

n/a			
Network Rail			

No objection

**Network Status** 

### Yorkshire Water

Treatment Works Knostrop

Impact No material impact

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

### **Environment Agency**

Constraints

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

LCC

Ecology support Supported with mitigation

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

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	<b>✓</b>	
Sch. Ancient Mon.	0.00	

### **Core Strategy**

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	1.00	
Overlaps Urban Extension	<b>✓</b>	

### **Regeneration Areas**

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

overlap

## Other Spatial Relationship

0.00	LCC ownership of
New Pudsey	Nearest train station
	est train station distance (n
1274	Nearest bus sto
115.49	earest bus stop distance (n
Grade 3	Agricultural classification
	Overlaps SS
	Overlaps SEC
	Overlaps LN
	Overlaps LN
<b>✓</b>	Overlaps Conservation Are
	Overlaps Listed Buildir
	ps Strat. Employment buff
<u>'</u>	Overlaps Public Right of Wa
:	Overlaps SFRA Flood Zor
: 🔲	Overlaps EA Flood Zor
	Overlaps HSE Major Haza
	Overlaps HSE Gas Pipelin
<b>✓</b>	Overlaps Pot. Contamination
ded	Overlaps Minerals Safegua
0m	aps Minerals Safeguarded 1

#### Conclusions

Issues and Options Summary

Green Belt site. The site itself is contained by residential development to the north and woodland. Access to eastern section would be required through the existing well treed public footpath that splits the site. There is also a line of protected trees running through the centre of the site and the site is within a conservation area. Development would significantly impact on the trees and footpath.

Site affects others?

Sustainability summary

Summary of reps

Anti

Provides separation between Calverley and other settlements.

Area already seeing extensive development of the former Sandoz site.

Provides an historic access route from Calverley village to the river and Canal.

Would remove the only remaining green space between Leeds and Bradford and join the Leeds conservation village of Calverley to Greengates in Bradford.

Severe tailbacks at peak times with the A657 coming to a total standstill throughout its length between the Junction with the A658 at Greengates and the A6120 Outer Ring Road at Rodley.

Pro

House prices too high. Calverley is in desperate need of affordable housing.

**WYCA** 

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

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

116 9 Yes Yes Yes

Comments on phasing

**DPP Allocation** 

Not proposed as housing allocation

**DPP Allocation Conclusion** 

Green Belt site. Access to eastern section would be required through the existing well treed public footpath that splits the site. There is also a line of protected trees running through the centre of the site and the site is within a conservation area. Development would significantly impact on the trees and footpath.

#### 1123A Foxhole Lane (land off), Calverley

Site Deta	ails						
Easting	420586	Northing	436431	Site area ha	4.5	SP7	Smaller Settlement Extension
HMCA	Outer West				Ward	Calverley a	nd Farsley

#### **Site Characteristics**

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

**Dwellings** 

Other land uses - None

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

#### Description

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

#### **Greenbelt Assessment**

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

Would development lead to/cons	nt lead to/constitue ribbon development?		
Would development result in an i	No		
Is the site well connected to the	Is the site well connected to the built up area?		
Would development round off the	Partial		
Is there a good existing barrier b and the undeveloped land?	No		
Unrestricted Sprawl Conclusion	·		

#### 2. Prevent neighbouring towns from merging

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

#### 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?	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 pres	erve this character?	
Character Conclusion	No effect on the setting and special character of histor	ic features

#### 1123A Foxhole Lane (land off), Calverley

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

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

Natural tree lined boundary along the eastern side contains the site, but potential for sprawl to south. Partial 'rounding off' to settlement.

SHLAA conclusions				
Availability: Short (=<5 yrs)	Suitability	LDF to determine	Achievability: Longterm (11+yrs)	
Availability. Short (=<5 yis)	Suitability.	LDI to determine	Activability. Longtonii (111913)	
Summary of infrastructure provide	der comments			
LCC Highways Comments				
Public transport accessibility comments				Rank (1-5)
Poor public transport, good health and prin	nary / secondary sch	hool accessibility.		2
Access comments				
Adequate frontage with Woodhall Road but	requires speed limit	t reductions, possible	e access onto Foxhole Lane	4
				4
Local network comments				
Local congestion on A647, Rodley Lane and	I Ring Road			2
Mitigation measures				Total score
Public transport bus improvements, footwa	y on Woodhall Road	, speed limit reduction	ons, improvements in local capacity	8
				0
Highways site support				
No				
Contingent on other sites				
Contingent on other sites				
<b>Highways Agency</b>				
Impact	letwork Status			
No objection				
Network Rail				
,				
Yorkshire Water				
Treatment Works Knostrop				
			s capacity for significant development at Knostrop	
			inated with Yorkshire Water's Asset Management F The forthcoming AMP(6) will run from April 2015	
2020. Phasing is one method used to ensur	re sites are brought	forward in line with	YW's investment. It is particularly important that si	ites which
developer wants to bring a site forward be	fore YW have compl	eted any planned im	into account available sewerage and WwTW capac provements it may be possible for the developer to	
contributions. The amount would be deter	mined by a develope	er funded feasibility s	study.	
<b>Environment Agency</b>				
Constraints				

#### Other

English Heritage

#### Natural England

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

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

Decision % of site **App Number Proposal** 

#### Spatial relationships

## **UDP Designations**

% overlap

N32 Greenbelt	100.00	•
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<b>✓</b>	
	_	

### **Core Strategy**

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	1.00	
Overlaps Urban Extension	<b>~</b>	

#### **Regeneration Areas**

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

### 1123A Foxhole Lane (land off), Calverley

Sch.	Ancient Mon.	0.00

Other Spatial Relationshi	р
LCC ownership %	0.00
Nearest train station N	ew Pudsey
Nearest train station distance (m)	2195.21
Nearest bus stop	4781
Nearest bus stop distance (m)	121.94
Agricultural classification	Urban
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	<b>✓</b>
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	<b>✓</b>
Overlaps Pot. Contamination	
Overlaps Minerals Safeguardo	ed

Overlaps Minerals Safeguarded 100m

#### 1123A Foxhole Lane (land off), Calverley

#### Conclusions

Issues and Options Summary

Green Belt site. The site has been split into A and B. Site A has a natural tree lined boundary along the eastern side which contains the site and development of site A only would effectively round off the settlement of Calverley. Requires frontage of site 1123B to achieve visibility at access point.

Site affects others?

Sustainability summary

Significant negative - greenfield site and landscape. Minor negative - ecology mitigation, greenhouse emissions and accessibility. Minor positive - access to schools, health and greenspace, and flood risk.

#### Summary of reps

Anti

This is on a prominent hllside called jack lea fields visible from all over the valley.

The particular site has a very popular public footpath across it.

Traffic issues toward Greengates which is limited by the junction between A657 and A658. Traffic backs up from this junction periodically all the way to St Wilfrids church.

Any increase in traffic along Woodhall Lane/Road and its junction with Leeds-Bradford Road is not desirable.

Would overlook private housing on Foxholes Crescent.

The entrance to any such development from Woodhall Road would be on a steep hill, immediately below a blind corner.

Pro

House prices too high. Calverley is in desperate need of affordable housing.

It is maintained that 1123A should be extended to incorporate part of 1123B at its north western extent with the remainder of site 1123B being identified as amber.

WYCA

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

548 8 Yes Yes Yes

Comments on phasing

DPP Allocation

Not proposed as housing allocation

**DPP Allocation Conclusion** 

Green Belt site. Local preference not to allocate it as other sites considered more favourably.

#### 1123B Foxhole Lane (land off), Calverley

Site Deta	ils						
Easting	420682	Northing	436333	Site area ha	6.6	SP7	Smaller Settlement Extension

Ward

Calverley and Farsley

#### **Site Characteristics**

Site type Greenfield

Outer West

On-site land uses

Agriculture

**HMCA** 

Neighbouring land uses

Agriculture

**Dwellings** 

Other land uses - None

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

#### Description

Agricultural use, there are no buildings on site. This section of site 1123 is set away from the settlement to the north, the site has a road frontage along the western boundary and a footpath that runs along the eastern boundary of the site. A few trees line the field boundaries but the site is reasonably clear. Further fields are set to the south and east.

#### **Greenbelt Assessment**

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

Would development lead to/cons	No	
Would development result in an i	Yes	
Is the site well connected to the	No	
Would development round off the	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 unrestri		cted sprawl

#### 2. Prevent neighbouring towns from merging

Would development lead	No	
Do features provide boundaries to contain the development?		No
Coalescence Conclusion	No merging but there is no defensible bo	undary

#### 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	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

### ${\bf 4.\ Preserve\ the\ setting\ and\ special\ character\ of\ historic\ towns}$

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

#### 1123B Foxhole Lane (land off), Calverley

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

Separated from settlement. High potential for further sprawl. Would impact on openness of countryside.

SHLAA conclusions						
Availability: Short (=<5	yrs)	Suitability:	LDF to determine	Achievability:	Longterm (11+yrs)	
Summary of infrast	ructure provid	ler comments				
LCC Highways Comme	nts					
Public transport accessibil						Rank (1-5)
Poor public transport, goo	od health and prim	nary / secondary so	chool accessibility.			2
Access comments						
	/oodhall Road but	requires speed lim	it reductions, possible	e access onto Foxhole Lane		
						4
Local network comments						
Local congestion on A647	, Rodley Lane and	I Ring Road				
J	. <b>,</b>					2
Mitigation measures						Total score
	ovements, footwa	v on Woodhall Road	d. speed limit reduction	ons, improvements in local capa	acity	
. azne transpert zas impri		y o 1100aa 110a.	a, opoda mini rodudi.	one, improvemente in recar capo		8
Highways site support						
No						
Contingent on other sites						
Contingent on other sites						
Highways Agency						
Impact	N.	letwork Status				
No objection	IX	ictivoi k Status				
TWO ODJECTION						
Network Rail						
Yorkshire Water						

Treatment Works

**Environment Agency** 

Constraints

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

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.

1123B Foxhole Lane (land off), Calverley LCC Ecology 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	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	<b>✓</b>	
Sch. Ancient Mon.	0.00	

### **Core Strategy**

Main Urban Area	0.00
Major Settlement	0.00
Minor Settlement	1.00
Overlaps Urban Extension	<b>V</b>

% overlap

### **Regeneration Areas**

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

### 1123B Foxhole Lane (land off), Calverley

## Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	lew Pudsey
Nearest train station distance (m)	2077.95
Nearest bus stop	4781
Nearest bus stop distance (m)	258.18
Agricultural classification	Grade 3
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	✓
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	<b>✓</b>
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	<u> </u>
Overlaps Pot. Contamination	
Overlaps Minerals Safeguard	ed
Overlaps Minerals Safeguarded 100	)m

#### 1123B Foxhole Lane (land off), Calverley

#### Conclusions

Issues and Options Summary

Green Belt site. The site has been split into A and B. Development of site B would be unrelated to the existing settlement form and set a precedent for further sprawl into Green Belt and would result in a significant extension to Calverley. Foxhole Lane frontage needed for development of 1123A.

Site affects others?

Sustainability summary

Significant negative - greenfield site and landscape. Minor negative - ecology mitigation, greenhouse emissions and accessibility. Minor positive - access to schools, health and greenspace, and flood risk.

Summary of reps

Anti

This is on a prominent hllside called jack lea fields visible from all over the valley.

The particular site has a very popular public footpath across it.

Traffic issues toward Greengates which is limited by the junction between A657 and A658. Traffic backs up from this junction periodically all the way to St Wilfrids church.

Any increase in traffic along Woodhall Lane/Road and its junction with Leeds-Bradford Road is not desirable.

Would overlook private housing on Foxholes Crescent.

The entrance to any such development from Woodhall Road would be on a steep hill, immediately below a blind corner.

Pro

The areas 1124 and 1123 should extend up to the boundary with Bradford.

House prices too high. Calverley is in desperate need of affordable housing.

It is maintained that 1123A should be extended to incorporate part of 1123B at its north western extent with the remainder of site 1123B being identified as amber.

**WYCA** 

We agree that these sites would not be suitable for housing development.

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

Primary Health

576 8 Yes Yes Yes

Comments on phasing

**DPP Allocation** 

Not proposed as housing allocation

**DPP Allocation Conclusion** 

Green Belt site. Development of site would be unrelated to the existing settlement form and set a precedent for further sprawl into Green Belt and would result in a significant extension to Calverley.

#### 1124 Upper Carr Lane (land off), Calverley

Site Deta	ails						
Easting	420232	Northing	436603	Site area ha	0.9	SP7	Smaller Settlement Extension
HMCA	Outer West				Ward	Calverley a	nd Farsley

#### **Site Characteristics**

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Manufacturing and Wholesale

Other land uses - None

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

#### Description

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

#### **Greenbelt Assessment**

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

Would development lead to/constitue ribbon of	development?	No
Would development result in an isolated deve	lopment?	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?  Unrestricted Sprawl Conclusion Low potential to lead to unrestricted.		No
		ted sprawl

#### 2. Prevent neighbouring towns from merging

Would development lead	No	
Do features provide boundaries to contain the development?		No
Coalescence Conclusion	No merging but there is no defensible box	undarv

#### 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 pres	erve this character?		
Character Conclusion	No effect on the setting and special character of historic features		

#### 1124 Upper Carr Lane (land off), Calverley

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

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

эпі	ᄶ	concl	us	10113

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

#### Summary of infrastructure provider comments

## **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Poor public transport accessibility. Good school & health services accessibility. 2 Access comments Good frontage onto adopted highway 5 Local network comments Local capacity, cumulative impact onto ring road and A647 4 **Total score** Mitigation measures 11 Highways site support No due to poor public transport Contingent on other sites Contingent on other sites

#### Highways Agency

Impact	No material i	mpact	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.

#### 1124 Upper Carr Lane (land off), Calverley

LCC	
Ecology support	Supp
Ecology support Supported	
Ecology boundary	

#### **Education comments**

Utilities
Gas

Electric	

and Rescue
------------

coms
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	Other
	English Heritage
Ī	

Housing allocations 1322, and 1053 are adjacent to Leeds-Liverpool Canal SSSI (see citation below). In addition housing allocations 1337, 4097, 1124, 1123A, 1110, 1114, 212, 4041, 255, 638, 254, 4036 and employment allocations CFSM051 and CFSE005 are all within 2km of this nationall protected site. The effects of these allocations alone and cumulatively should be assessed. Allocations (or groups) which are likely to significantly

affect the canal should not be progressed. www.sssi.naturalengland.org.uk/citation/citation\_photo/1004146.pdf

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

 App Number
 Proposal
 Decision
 % of site

#### Spatial relationships

<b>UDP Designations</b>		
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

Core Strategy		l
Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	1.00	
Overlaps Urban Extension	<b>V</b>	

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

# 1124 Upper Carr Lane (land off), Calverley

Sch. Ancient Mon.	0.00
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# Other Spatial Relationship

Other Spatial Relations	пр
LCC ownership %	6 0.00
Nearest train station	New Pudsey
Nearest train station distance (m	) 2468.62
Nearest bus sto	p 3108
Nearest bus stop distance (m	) 266.30
Agricultural classificatio	n Urban
Overlaps SSS	il 🔲
Overlaps SEG	il
Overlaps LN	Α
Overlaps LN	R
Overlaps Conservation Are	a 🗌
Overlaps Listed Buildin	g
Overlaps Strat. Employment buffe	er
Overlaps Public Right of Wa	у
Overlaps SFRA Flood Zon	e
Overlaps EA Flood Zon	e
Overlaps HSE Major Hazar	d
Overlaps HSE Gas Pipelin	e
Overlaps Pot. Contaminatio	n 🗸
Overlaps Minerals Safegua	rded

Overlaps Minerals Safeguarded 100m

#### 1124 Upper Carr Lane (land off), Calverley

#### Conclusions

Issues and Options Summary

Green Belt site. Situated between an employment site, residential dwellings and a recently converted flat conversion, development here would round off the settlement. As the boundary does not project beyond the existing urban area its impact on the surrounding countryside is significantly reduced. Poor accessibility but access can be achieved.

Site affects others?

Sustainability summary

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

Summary of reps

Anti

If the problem of run off water going into Carr Hill Nook is not addressed in the planning approval then we will have flooding.

The areas 1124 and 1123 should extend up to the boundary with Bradford.

**WYCA** 

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

Distance to Core Network (Centre of site)

Buses Per Hour 9

Access to Primary Schools Access to Secondary Schools Access to

Primary Health

Yes

Yes

Comments on phasing

**DPP Allocation** 

Preferred housing allocation

**DPP Allocation Conclusion** 

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

#### 1129 Green Lane/Tong Road - Parkside House, Farnley, Leeds LS12 5HB

Site Deta	Site Details						
Easting	424185	Northing	432135	Site area ha	1.2	SP7	Other Rural Extension
HMCA	Outer West			ı	Ward	Farnley and	Wortley
Site type	Greenfield d uses - Non						

Other land uses - None

Adjacent land uses - None

Topography	Landscape	
Boundaries	Road front	No

Description			

#### **Greenbelt Assessment**

#### 1. Check the unresticted 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 bound				
Coalescence Conclusion				

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

Strong defensible boundary		
Does the site provide acces		
Does the site include local/i		
Areas of protected/unprote		
Site includes Grade 1, Grad		
Does the site contain buildi		
Are these buildings used for		
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

# 1129 Green Lane/Tong Road - Parkside House, Farnley, Leeds LS12 5HB **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

<b>UDP Designations</b>		
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	<b>✓</b>	
Sch. Ancient Mon.	0.00	

Core Strategy	

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>✓</b>	

# **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	
Nearest train station		Bramley
Nearest train station distance	(m)	2293.14
Nearest bus s	top	9661

Nearest bus stop distance (m)

Agricultural classification Grade 3

86.46

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	$\overline{\Box}$
Overland Minerals Safaguarded	

Overlaps Minerals Safeguarded 100m

•	_
Overlaps SEGI	]
Overlaps LNA	]
Overlaps LNR	]
Overlaps Conservation Area	]
Overlaps Listed Building	]
Overlaps Strat. Employment buffer	]
Overlaps Public Right of Way	]
Overlaps SFRA Flood Zone	]
Overlaps EA Flood Zone	]
Overlaps HSE Major Hazard	]
Overlaps HSE Gas Pipeline	]
Overlaps Pot. Contamination	]
Overlaps Minerals Safeguarded	

# 1129 Green Lane/Tong Road - Parkside House, Farnley, Leeds LS12 5HB

conclusions	
ssues and Options Summary	
ite affects others?	
ustainability summary	
ummary of reps	
omments on phasing	
PP Allocation	
ot proposed as housing allocation	
PP Allocation Conclusion	
ite sieved out. Not within settlement hierarchy	

#### 1147 Springfield Mill and Craven Mill, Stanningley Road, Bramley

Site Details							
Easting	424767	Northing	434475	Site area ha	0.6	SP7	Main Urban Area Infill
HMCA Outer West Ward Bramley and Stanningley				and Stanningley			
Site Characteristics Site type Brownfield							
On-site land uses - None							
Adjacent land uses - None							

Other land uses - None

Description

Boundaries Road front No	Topography	Landscape	
	Boundaries	Road front	No

# **Greenbelt Assessment - Not Required**

Unrestricted Sprawl Conclusion

#### 2. Prevent neighbouring towns from merging

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

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

Strong defensible boundary					
Does the site provide acces					
Does the site include local/national nature conservation areas (SSSIs					
Areas of protected/unprote					
Site includes Grade 1, Grad					
Does the site contain buildings					
Are these buildings used fo					
Encroachment Conclusion					

Encroachment Conclusion

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

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

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

**Education comments** 

# Springfield Mill and Craven Mill, Stanningley Road, Bramley 1147 **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) Good accessibility all round 5 Access comments Access off Stanningley Road achievable 5 Local network comments Congestion on Stanningley Road 4 Total score Mitigation measures access works may be required, cumulative fund required 14 Highways site support Yes Contingent on other sites Contingent on other sites **Highways Agency** Impact No material impact **Network Status** No objection n/a **Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Supported **Ecology support** Supported Ecology boundary

#### **Outer West**

# 1147 Springfield Mill and Craven Mill, Stanningley Road, Bramley

-			
Flood Risk			
Utilities	1		
Gas			
Electric			
Fire and Rescue			
Telecoms			
Other			
English Heritage			
Natural England			
grana			

Planning History	Applications since 1/1/2009, covering more than 50% of the site		
App Number	Proposal	Decision	% of site
14/04720/FU	Variation of condition 3 (range of goods sold) of approval 12/03748/FU to allow sale of magazines and national newspapers	W	100
11/03417/FU	Detached retail unit with Car Parking	A	100
13/02612/ADV	One illuminated sign	Α	100
12/03748/FU	Detached retail unit with car parking	Α	100
12/05377/ADV	Three illuminated signs and one non illuminated sign	Α	100

#### Spatial relationships

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

Core Strategy				
Martin I Indonesia Assaul	4.0			

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>V</b>	

overlap

_			_
Rea	enera	tion	Areas

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

# 1147 Springfield Mill and Craven Mill, Stanningley Road, Bramley

Other Spatial Relationship	)
LCC ownership %	0.00
Nearest train station	Bramley
Nearest train station distance (m)	817.91
Nearest bus stop	4609
Nearest bus stop distance (m)	140.15
Agricultural classification L	Irban
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	
Overlaps Minerals Safeguarde	d
Overlaps Minerals Safeguarded 100r	n 🗆

#### **Outer West**

# 1147 Springfield Mill and Craven Mill, Stanningley Road, Bramley

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
ouotamaziiti ouminary	
C	
Summary of reps	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
	planning permission or existing UDP allocation. Principle of residential development accepted

#### 1150 Town Street (land off), Stanningley LS28

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

#### **Site Characteristics**

Site type Brownfield

On-site land uses

Manufacturing and Wholesale

Neighbouring land uses

Manufacturing and Wholesale

Transport tracks and ways

Other land uses - None

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

Description

Existing employment site.

#### **Greenbelt Assessment - Not Required**

#### 1. Check the unresticted 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 t		
Do features provide boundaries to contain the development?		
Coalescence Conclusion		

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

Strong defensible boundary between site and urban area		
Does the site provide acces	s 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 pres	serve this character?	
Character Conclusion		

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

# 1150 Town Street (land off), Stanningley LS28

SHLAA conclusions	
Availability: Short (later)  Suitability: Unsuitable  Achievability: Longterm (11+)	/rs)
Summary of infrastructure provider comments	
LCC Highways Comments	
Public transport accessibility comments	Rank (1-5)
Good accessibility all round	5
Access comments	
Access onto adopted highway but suitable visibility splays requires third party land	2
Local network comments	
Local Congestion on Outer Ring Road and Pudsey	
	3
	Total score
Mitigation measures Access requires third party land take	
Toosaa Toquin aa tiin a pai ty tana tana	10
Highways site support	
No	
Contingent on other sites	
Contingent on other sites	
Contingent on other sites	
III-dunia Amaria	
Highways Agency  No material impact  Not work No philostics	
Impact     No material impact     Network Status     No objection	
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 Knostr level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 20	nt Plans (AMP) to 15 to March
2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW ca	pacity. If a
developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the develope contributions. The amount would be determined by a developer funded feasibility study.	r to provide
Environment Agency	
Constraints	
FZ1 under 1 ha. See comments in main text of our response.	
Ecology support Supported	
Ecology support Supported Supported	

# 1150 Town Street (land off), Stanningley LS28 Ecology boundary **Education comments** Flood Risk Flood Zone 1. Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England

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

#### Spatial relationships

**Planning History** 

**App Number** 

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

**Proposal** 

Core Strategy		
Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	

Overlaps Urban Extension

% of site

Decision

**~** 

0.00	% overlap
100.00	
0.00	
0.00	
0.00	
	100.00 0.00 0.00

#### Other Spatial Relationship

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

# 1150 Town Street (land off), Stanningley LS28

Nearest train station Ne	ew Pudsey
Nearest train station distance (m)	1122.37
Nearest bus stop	3325
Nearest bus stop distance (m)	164.75
Agricultural classification L	Jrban
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	$\overline{\Box}$
Overlaps Pot. Contamination	
Overlaps Minerals Safeguarde	ed 🗸
Overlaps Minerals Safeguarded 100r	m 🗸

#### 1150 Town Street (land off), Stanningley LS28

#### Conclusions

Issues and Options Summary

Site in existing employment use, in existing employment area. Continuation of employment uses preferable. Visibility at access would require third party lane, no highway support without that land.

Site affects others?

Sustainability summary

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

#### Summary of reps

Pro

Whilst it is accepted that as an existing employment site an allocation for employment uses is unnecessary, it is disappointing to find the sites potential to provide much needed housing has been overlooked.

The site is currently underutilised being largely storage. Its location supports its redevelopment for a residential led mixed use scheme which would provide both housing (incorporating an element of over 55's residential) and employment opportunities.

The site is located immediately adjacent to the centre (Stanningley Bottom) - is sequentially preferable to site CFSM016.

#### WYCA

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

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

160 21 Yes Yes Yes

Comments on phasing

**DPP Allocation** 

Not proposed as housing allocation

#### DPP Allocation Conclusion

Site in existing employment use, in existing employment area. Continuation of employment uses preferable. Visibility at access would require third party lane, no highway support without that land.

one betails	Site	Detail	s
-------------	------	--------	---

Easting	425498	Northing	431242	Site area ha	6.3	SP7	Main Urban Area Extension
HMCA	Outer South	n West, Out	er 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 unresticted 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 unrestr		cted sprawl

#### 2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?		No
Do features provide boun	daries to contain the development?	Yes
Coalescence Conclusion	Coalescence/merging 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	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 pres	erve this character?		
Character Conclusion	No effect on the setting and special character of histor	ic features	

# 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 (=<5 yr	rs)	Suitability:	LDF to determine	Achievability: Longterm (11+	yrs)
Summary of infrastru	cture provide	comments			
LCC Highways Comment	'S				
Public transport accessibility	y comments				Rank (1-5)
Good accessibility for emplo primary education	byment and health	but only approxi	mately 50% of site wi	th adequate accessibility for secondary and	4
Access comments					
Good frontage with Whiteha	all Road but requir	es roundabout or	r signalisation due to ii	ndustrial site on other side of road	5
Local network comments	1.11/04				
Congestion on Outer Ring R	oad and M621				3
Mitigation measures					Total score
Signalisation of access junc	tion and Ring Road	l signals, possible	e mitigation for M621		12
Highways site support					
Yes with mitigation					
Contingent on other sites					
		1			
Contingent on other sites					
Highways Agency					
Impact	Net	work Status			
No objection subject to mit	gation				
Network Rail					
Yorkshire Water					
Treatment Works Knos	<u> </u>				
				s capacity for significant development at Knost nated with Yorkshire Water's Asset Manageme	

Environment Agency
Constraints

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

ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide

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. Large	pond adjacent.		
<b>Utilities</b> Gas			
GdS			
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	Desi	ıana	itions	S

ODI Designations		
N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	
'		

# **Core Strategy**

Main Urban Area	0.00
Major Settlement	0.00
Minor Settlement	0.00
Overlaps Urban Extension	<b>~</b>

% overlap

# **Regeneration Areas**

Inner South RA	0.00	% overlap
LB 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	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	<b>✓</b>
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	$\overline{\Box}$
Overlaps Pot. Contamination	<b>✓</b>
Overlaps Minerals Safeguard	ed
Overlaps Minerals Safeguarded 100	m 🗸

#### **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.

Sita Da	taila	

Easting	423144	Northing	432524	Site area ha	2.3	SP7	Main Urban Area Extension
HMCA	Outer West				Ward	Pudsey	-

#### **Site Characteristics**

Site type Greenfield

On-site land uses

Agriculture

Storage

Neighbouring land uses

Agriculture

Dwellings

Storage

Other land uses - None

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

#### Description

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

#### **Greenbelt Assessment**

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

Would development lead to/constitue ribbon development?		No
Would development result in an i	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
restricted Sprawl Conclusion High potential to lead to unrestric		cted sprawl

#### 2. Prevent neighbouring towns from merging

Would development lead t	to physical connection of settlements?	No	
Do features provide bound	daries to contain the development?	No	
Coalescence Conclusion	No merging but there is no defensible bou	undary	

#### 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?	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 prese	erve this character?		
(	Character Conclusion	No effect on the setting and special character of histori	ic features	

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

Set to east of main urban area, no defensible boundary that could lead to further sprawl.

CIII			:	
ЭΗΙ	LAA	concl	usi	ons

Availability: Short (=<5 yrs)

Suitability: LDF to determine

Achievability: Longterm (11+yrs)

#### Summary of infrastructure provider comments

LCC Highways Comments	
Public transport accessibility comments	Rank (1-5)
Poor public transport. Good health and primary school accessibility, average secondary school accessibility.	3
Access comments	
Existing access onto Kent Road but maybe through third party land (i.e. ransom strip)	2
Local network comments	
Congestion in Pudsey	3
Mitigation measures	Total score
Public transport bus improvements, access and footway improvements on Kent Road, possible local traffic claming	8
Highways site support	
Highways site support No	
No	
No	

#### Highways Agency

Impact	No material i	mpact	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 and on historic landfill site. See comments in main text of our response.

LCC			
Ecology support	Supported		
Supported			
Ecology boundary			
Education comments			
Flood Risk			
Flood Zone 1. Minor	watercourse runs along Northern boundary of the sit	e. Public sewer crosses NW limb	).
<b>Utilities</b> Gas			
Electric			
Fire and Rescue			
Telecoms			
Other			
English Heritage			
Natural England			
Planning History	Applications since 1/1/2009, covering more than 50%		
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	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
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
Major Settlement	0.00
Minor Settlement	0.00
Overlaps Urban Extension	<b>~</b>

% overlap

# Regeneration Areas

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

# Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Bramley
Nearest train station distance (m)	2057.42
Nearest bus stop	12512
Nearest bus stop distance (m)	145.68
Agricultural classification	Grade 2
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<b>✓</b>
Overlaps Minerals Safeguard	ed
Overlaps Minerals Safeguarded 100	)m

#### Conclusions

Issues and Options Summary

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

Site affects others?

Sustainability summary

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

Summary of reps

WYCA

We agree that these sites would not be suitable for housing development.

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

Primary Health

758 5 Yes Yes Yes

Comments on phasing

**DPP Allocation** 

Not proposed as housing allocation

**DPP Allocation Conclusion** 

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

Site Details							
Easting	423374	Northing	432856	Site area ha	0.4	SP7	Main Urban Area Extension
HMCA	Outer West				Ward	Pudsev	

#### **Site Characteristics**

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

**Dwellings** 

Other land uses - None

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

#### Description

Site is currently a livery stable consisting of the stable building in the north east corner with the rest of the site used for three paddocks. Roughly square in shape, the site slopes downwards towards the south. The boundary to the site stops just short of the road access to the west. Surrounded by fields on three sides and residential development to the west.

#### **Greenbelt Assessment**

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

Would development lead to/cons	No
Would development result in an i	No
Is the site well connected to the I	Yes
Would development round off the	No
Is there a good existing barrier be and the undeveloped land?	No
Unrestricted Sprawl Conclusion	cted sprawl

#### 2. Prevent neighbouring towns from merging

2. Frevent neighbouring terms nom merging				
Would development lead	No			
Do features provide boun	No			
Coalescence Conclusion	No marging but there is no defensible bo	undary		

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

Strong defensible boundary between site and urban area	No
ottorig deterisible boundary between site and diban dred	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 histor	ic features

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

Well connected to the existing residential area. Some potential for further sprawl.

Public transport bus improvements, possible capacity works on local highway

#### **SHLAA** conclusions

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

#### Summary of infrastructure provider comments

# Public transport accessibility comments Poor public transport accessibility. Good health and primary / secondary school accessibility. Access comments No frontage onto adopted highway, requires development of adjacent land but not preferred site Local network comments Congestion on Outer Ring Road and Pudsey Mitigation measures Total score

8

Highways site support

No

Contingent on other sites

Yes with 1060, 3048, 1213, 3050

Contingent on other sites

Yes with 1060, 3048, 1213, 3050

#### Highways Agency

Impact	No material in	mpact	Network Status	No objection
n/a				

#### **Network Rail**

#### Yorkshire Water

Treatment Works Knostrop

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

#### **Environment Agency**

Constraints

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

LCC			
Ecology support	Supported		
Supported			
Ecology boundary			
Education comments			
Flood Risk			
Flood Zone 1.			
Utilities			
Gas			
Electric			
Fire and Rescue			
Telecoms			
Other			J
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		
Sch. Ancient Mon.	0.00	

# **Core Strategy**

Main Urban Area	0.01
Major Settlement	0.00
Minor Settlement	0.00
Overlaps Urban Extension	<b>V</b>

% overlap

% overlap

## **Regeneration Areas**

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

# Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Bramley
Nearest train station distance (m)	1663.54
Nearest bus stop	9845
Nearest bus stop distance (m)	195.90
Agricultural classification	Grade 2
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	
Overlaps Minerals Safeguard	ed
Overlaps Minerals Safeguarded 100	)m

#### Conclusions

Issues and Options Summary

Green Belt site, to the rear of existing properties on Acres Hall Avenue. The site relates well to the existing residential area and is in close proximity to Pudsey centre. Would need to be combined with site 3050 for access, no highways frontage otherwise.

Site affects others?

Sustainability summary

Minor negative - part greenfield and brownfield site. Minor positive - access to schools, health and greenspace, and flood risk.

Summary of reps

WYCA

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) Primary Health

Buses Per Hour

10

Yes

849

Yes

Yes

Comments on phasing

**DPP Allocation** 

Preferred housing allocation

**DPP Allocation Conclusion** 

The site relates well to the existing residential area and is in close proximity to Pudsey centre. Would need to be combined with site 3050 for access, no highways frontage otherwise

Site Details								
Easti	ng	422637	Northing	436681	Site area ha	31.5	SP7	Main Urban Area Extension
HMC	HMCA Outer West			Ward	Calverley a	nd Farsley		

#### **Site Characteristics**

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Waterways

Other land uses - None

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

#### Description

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

#### **Greenbelt Assessment**

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

Would development lead to/cons	titue ribbon development?	No	
Would development result in an i	solated 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 be and the undeveloped land?	etween the existing urban area	Yes	
Unrestricted Sprawl Conclusion	High potential to lead to unrestri	cted 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 reduc	e the green belt gap

#### 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	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 pres	erve this character?		
Character Conclusion	No effect on the setting and special character of histori	c features	

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

Relates poorly to the settlement and if developed would considerably reduce the Green Belt between Horsforth and Rodley.

SHLAA conclusions					
Availability: Short (=<5 yrs)	Suitability:	Unsuitable	Achievability: Uncertain		
Summary of infrastructure provide	r comments				
LCC Highways Comments					
Public transport accessibility comments			Ra	nk (1-5)	
Public transport offer not in walking distance	to half of site and	d distant from empl	oyment education health.	2	
Access comments					
Access difficult to achieve					
				1	
Lacel network comments					
Local network comments  Unsuitable local network and mitigation diffic	ult to achieve				
3				2	
			Tot	tal score	
Mitigation measures				iai score	
				5	
U.s.b					
Highways site support No					
Contingent on other sites					
Yes					
Contingent on other sites Yes					
163					
Highways Agency		1			
Impact No material impact Ne	twork Status	No objection			
Network Rail					
Yorkshire Water					
Treatment Works Knostrop					
			e is capacity for significant development at Knostrop High		
ensure the necessary infrastructure and capa	city can be provid	ded to serve the site	rdinated with Yorkshire Water's Asset Management Plans ( e. The forthcoming AMP(6) will run from April 2015 to Mar	rch	
2020. Phasing is one method used to ensure	sites are brought	forward in line wit	h YW's investment. It is particularly important that sites what into account available sewerage and WwTW capacity. If	hich	
developer wants to bring a site forward befo	re YW have comp	leted any planned i	mprovements it may be possible for the developer to provi		
contributions. The amount would be determined by a developer funded feasibility study.					

#### **Environment Agency**

Constraints

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

LCC	Net compared of
Ecology support	Not supported
	. No site-based designations but this site would result in a large unsympathetic development in the heart of the River Canal wildlife corridor. The area is currently semi-improved grassland which has no known survey
Ecology boundary	
Education comments	
Education comments	
Flood Risk	
Site is largely in Floo	1 Zones 2 and 3.
Utilities	
Gas	
Electric	
21001110	
Fire and Rescue	
Telecoms	
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	% overlap	
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	100.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
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	<b>V</b>	

# **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

6	LCC ownershi	0.00
Bra	Nearest train station	Bramley
	est train station distance	2618.44
	Nearest bus	4220
) 3!	earest bus stop distance	352.41
n Grade	Agricultural classifica	ade 2
i V	Overlaps S	<b>✓</b>
	Overlaps S	Ä
_	Overlaps	
R	Overlaps	
a 🗸	Overlaps Conservation A	<b>✓</b>
g 🗸	Overlaps Listed Build	<b>✓</b>
	ps Strat. Employment bu	
у	Overlaps Public Right of V	
e 🗸	Overlaps SFRA Flood Z	<b>✓</b>
e 🗸	Overlaps EA Flood Z	✓
d	Overlaps HSE Major Ha	
е	Overlaps HSE Gas Pipe	
n 🗸	Overlaps Pot. Contamina	✓
ded	Overlaps Minerals Safeg	
00m	aps Minerals Safeguarded	

#### 1187 Rodley Fold Farm (land at), Rodley LS13

#### Conclusions

Issues and Options Summary

Green Belt site. Large site, between a river and canal with no road frontage for access. It relates poorly to the settlement and if developed would considerably reduce the Green Belt between Horsforth and Rodley. The site is also covered by floodzone 2 (medium risk) with some sections also floodzone 3 (high risk).

Site affects others?

Sustainability summary

Significant negative - greenfield site, ecology objection and flood risk. Minor negative - community participation and local distinctiveness (out of scale with settlement), greenhouse emissions, transport network and accessibility.

Summary of reps

Comments on phasing

**DPP Allocation** 

Not proposed as housing allocation

**DPP Allocation Conclusion** 

Green Belt site. Large site, between a river and canal with no road frontage for access. It relates poorly to the settlement and if developed would considerably reduce the Green Belt between Horsforth and Rodley.

Site Det	ails						
Easting	421648	Northing	432505	Site area ha	0.6	SP7	Main Urban Area Extension
HMCA	Outer West				Ward	Pudsey	

#### **Site Characteristics**

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

**Dwellings** 

Other land uses - None

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

#### Description

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

### **Greenbelt Assessment**

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

Would development lead to/constitue ribbon development?		No
Would development result in an is	Yes	
Is the site well connected to the b	ouilt up area?	No
Would development round off the	No	
Is there a good existing barrier between the existing urban area and the undeveloped land?		Yes
nrestricted Sprawl Conclusion Low potential to lead to unrestrict		ted sprawl

#### 2. Prevent neighbouring towns from merging

Would development lead	Yes	
Do features provide boun	daries 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?	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 pres	erve this character?		
Character Conclusion	No effect on the setting and special character of histor	ic features	

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

Well contained so low potential for sprawl, however, the site does not link well to settlement and has no access.

SHLAA conclusions					
Availability: Short (	=<5 yrs)	Suitability	: LDF to determine	Achievability: Longterm (11+yrs)	
Summary of infr	astructure prov	ider comments			
LCC Highways Com	nments				
Public transport acces	ssibility comments				Rank (1-5)
Poor public transport	accessibility. Good	primary / secondary	schools and health.		3
Access comments					
No access onto adopt	ed highway.				
					1
Local network comme	ents				
Local capacity, conge					_
					4
Mitigation measures					Total score
ga.ion mode <b>a</b> i ee					
					8
Highways site suppor	t				
No No					
Contingent on other s	sites				
Contingent on other s	sites				
_		·			
Highways Agency					
Impact No material	impact	Network Status	No objection		
n/a					
Network Rail					
	_				
Yorkshire Water	1				
Treatment Works	Knostrop				
				is capacity for significant development at Knostrop inated with Yorkshire Water's Asset Management P	
ensure the necessary	infrastructure and	capacity can be provi	ded to serve the site.	The forthcoming AMP(6) will run from April 2015 t	o March
				YW's investment. It is particularly important that si- into account available sewerage and WwTW capac	
developer wants to b	ring a site forward	before YW have comp	pleted any planned im	provements it may be possible for the developer to	provide
contributions. The ar	mount would be det	termined by a develo	per funded feasibility	study.	

# **Environment Agency**

Constraints

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

LCC	
Ecology support	Supported with mitigation

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

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	99.89	% 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	<b>✓</b>	
Sch. Ancient Mon.	0.00	

### **Core Strategy**

Main Urban Area	0.11	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>~</b>	

### **Regeneration Areas**

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

# Other Spatial Relationship

LCC ownership %	0.00
Nearest train station Nev	v Pudsey
Nearest train station distance (m)	1872.13
Nearest bus stop	4606
Nearest bus stop distance (m)	171.84
Agricultural classification Gr	ade 3
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	$\overline{\Box}$
Overlaps Pot. Contamination	
Overlaps Minerals Safeguarded	
Overlaps Minerals Safeguarded 100m	

#### Conclusions

**Issues and Options Summary** 

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

Site affects others?

Sustainability summary

Significant negative - greenfield site. Minor negative - ecology objection and transport network. Minor positive - access to health and greenspace, and flood risk.

Summary of reps

WYCA

We agree that these sites would not be suitable for housing development.

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

Primary Health

432 8 Yes Yes Yes

Comments on phasing

**DPP Allocation** 

Not proposed as housing allocation

**DPP Allocation Conclusion** 

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

#### 1193A Rodley Lane (land at) - Calverley Lane, Calverley LS19

Site Deta	ails						
Easting	421543	Northing	436495	Site area ha	2	SP7	Main Urban Area Extension
HMCA	Outer West				Ward	Calverley a	nd Farsley

#### **Site Characteristics**

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

**Dwellings** 

Other land uses - None

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

Description

Greenfield land set between Calverley and Rodley.

#### **Greenbelt Assessment**

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

Would development lead to/cons	titue ribbon development?	No
Would development result in an i	isolated development?	No
Is the site well connected to the	built up area?	Yes
Would development round off the	e settlement?	No
Is there a good existing barrier b and the undeveloped land?	etween the existing urban area	No
Unrestricted Sprawl Conclusion	Low potential to lead to unrestrict	ted sprawl

#### 2. Prevent neighbouring towns from merging

#### 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?	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 pres	erve this character?	
Character Conclusion	No effect on the setting and special character of histor	ic features

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

Relates well to settlement and is well contained due to tree lined boundaries. Development would reduce separation between Calverley and Rodley.

# 1193A Rodley Lane (land at) - Calverley Lane, Calverley LS19

SHLAA conclusions					
Availability: Short (=	<5 yrs)	Suitability:	LDF to determine	Achievability: Longterm (11+yrs	)
Summary of infra	structure provid	ler comments			
LCC Highways Comr	ments				
Public transport access	sibility comments				Rank (1-5)
Good public transport a	and primary school a	ccessibility. Poor he	ealth and secondary scho	pol accessibility.	
				<b>,</b>	3
Access comments					
Adequate frontages to	Caverley Lane and R	odley Lane but requ	uires significant works au	nd footways on site side.	4
Local network commer	nts				,
Direct impact on Rodle					
·					2
					Total score
Mitigation measures					1 Total score
Capacity improvements	s to ring road require	d, footways on adto	opted highway required,	significant access works required	9
Highways site support					
Yes but only with capa	city contributions	,			
					]
Contingent on other sit	tes				1
Contingent on other sit	tos				
Contingent on other sit	103				
Highways Agency		ation all Chation			
Impact	IN.	etwork Status			
Network Rail					
Yorkshire Water					
	Knostrop				
	•	s which serve the h	oulk of Leeds. There is c	apacity for significant development at Knostrop	High and Low
level. Development that	at will connect to the	public sewer syster	m needs to be co-ordina	ted with Yorkshire Water's Asset Management	Plans (AMP) to
				e forthcoming AMP(6) will run from April 2015	
				's investment. It is particularly important that so account available sewerage and WwTW capa	
developer wants to bri	ng a site forward bef	ore YW have compl	leted any planned impro	vements it may be possible for the developer t	
contributions. The am	ount would be deter	mined by a develop	er funded feasibility stud	dy.	
Environment Agenc	у				
Constraints					
FZ1 over 1 ha. See co	mments in main text	of our response.			
LCC					
Ecology support					
Loology support					

#### **Outer West**

#### 1193A Rodley Lane (land at) - Calverley Lane, Calverley LS19

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

 N32 Greenbelt
 100.00
 % overlap

 N34 PAS
 0.00

 RL1 Rural Land
 0.00

 N1 Greenspace
 0.00

N1 Greenspace	0.00
N1A Allotments	0.00
N5 Open Space	0.00
N6 Playing Pitch	0.00
N8 Urban Green Corridor	0.00
CC Shopping Quarter	0.00
UDP City Centre	0.00
S2S6 Town Centre	0.00
Proposed Local Centre	0.00

Overlaps N37 SLA

Sch. Ancient Mon.

0.00

## Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>V</b>	

### **Regeneration Areas**

Inner South RA	0.00	% overlap
LB 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
-----------------	------

# 1193A Rodley Lane (land at) - Calverley Lane, Calverley LS19

Nearest train station	New Pudsey
Nearest train station distance	(m) 2227.52
Nearest bus s	top 4078
Nearest bus stop distance	(m) 221.35
Agricultural classificat	ion Urban
0	CCI
Overlaps S	
Overlaps S	
Overlaps L	.NA
Overlaps L	.NR
Overlaps Conservation A	rea
Overlaps Listed Build	ing
Overlaps Strat. Employment bu	ffer
Overlaps Public Right of V	
Overlaps SFRA Flood Z	one $\square$
Overlaps EA Flood Z	
Overlaps HSE Major Haz	
<u>'</u>	
Overlaps HSE Gas Pipe	
Overlaps Pot. Contaminat	ion
Overlaps Minerals Safegu	uarded
Overlaps Minerals Safeguarded	100m
, ,	

#### 1193A Rodley Lane (land at) - Calverley Lane, Calverley LS19

#### Conclusions

Issues and Options Summary

Green Belt site. This part of the site is related to the existing properties in Rodley and has a well defined field boundary to the west. Some of the trees are the subject of a tree preservation order (TPO).

Site affects others?

Sustainability summary

Significant negative - greenfield site, ecology objection and landscape. Minor positive - access to greenspace and flood risk.

Summary of reps

Anti

1117 and 1193 both provide separation between Calverley and other settlements

Knock on effect from the extensive development of the former Sandoz site, which will inevitably add to the traffic problems.

Further traffic problems on Rodley Lane (A657)

Traffic often backing up from the Ring Road (A6120) all the way back to the village of Calverley.

Traffic toward Greengates which is limited by the junction between A657 and A658. Traffic backs up from this junction periodically all the way to St Wilfrids church.

Some on-site trees are subject to a TPO.

Forms part of the only remaining green corridor between north and south Leeds and Bradford.

Pro

House prices too high. Calverley is in desperate need of affordable housing.

Long term -but would have to see the long term implications first of the Housing Development at the Horsforth/Rodley Ring Road site.

 $M/V \cap \Delta$ 

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

166 8 Yes Yes Yes

Comments on phasing

DPP Allocation

Preferred housing allocation

**DPP Allocation Conclusion** 

Green Belt site. This part of the site is related to the existing properties in Rodley and has a well defined field boundary to the west.

### 1193B Rodley Lane (land at) - Calverley Lane, Calverley LS19

Site Deta	ails						
Easting	421381	Northing	436545	Site area ha	6.3	SP7	Main Urban Area Extension
HMCA	Outer West				Ward	Calverley a	nd Farsley

#### **Site Characteristics**

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

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

Description

Greenfield land set between Calverley and Rodley.

#### **Greenbelt Assessment**

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

Would development lead to/cons	titue ribbon development?	No	
Would development result in an i	solated development?	No	
Is the site well connected to the I	ouilt up area?	No	
Would development round off the	e settlement?		
Is there a good existing barrier be and the undeveloped land?	etween the existing urban area	No	
Unrestricted Sprawl Conclusion	High potential to lead to unrestric	ted sprawl	

#### 2. Prevent neighbouring towns from merging

Would development lead	to physical connection of settlements?	No
Do features provide boun	daries to contain the development?	Yes
Coalescence Conclusion	Coalescence/merging 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?	Yes
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	No
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	No

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

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

Site within/adjacent to	conservation area/listed building/historical features?	No
Can development pres	erve this character?	
Character Conclusion	Marginal effect on the setting & special character, coul	d be mitigated agains

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

Development would merge Calverley and Rodley and have a significant impact. Potential for further sprawl to south.

# 1193B Rodley Lane (land at) - Calverley Lane, Calverley LS19

SHLAA conclusions					
Availability: Short (=	=<5 yrs)	Suitability:	LDF to determine	Achievability: Longterm (11+ye	rs)
Summary of infra	structure provid	ler comments			
Public transport access	sibility comments				Rank (1-5)
Good public transport	and primary school a	ccessibility. Poor he	ealth and secondary sch	nool accessibility.	3
Access comments Adequate frontages to	Caverley Lane and R	odley Lane but requ	uires significant works a	and footways on site side.	4
Local network comme	nts				
Direct impact on Rodle	ey roundabout				2
Mitigation measures					Total score
	s to ring road require	d, footways on adto	opted highway required	d, significant access works required	9
Highways site support Yes but only with capa					
Contingent on other si	tes				
Contingent on other si	tes				
Highways Agency					
Impact	N	etwork Status			
No objection					
Network Rail					
Yorkshire Water	[				
Treatment Works	Knostrop				
level. Development the ensure the necessary 2020. Phasing is one represent a 10% or greveloper wants to br	at will connect to the infrastructure and cap method used to ensure the increase in poping a site forward bef	public sewer syster pacity can be provid e sites are brought ulation served by the fore YW have compl	m needs to be co-ordin led to serve the site. T forward in line with Y\ ne works should take ir	capacity for significant development at Knostro ated with Yorkshire Water's Asset Managemen The forthcoming AMP(6) will run from April 201 W's investment. It is particularly important that ato account available sewerage and WwTW cap rovements it may be possible for the developer ady.	nt Plans (AMP) to 15 to March t sites which pacity. If a
Environment Agend	су				
Constraints FZ1 over 1 ha. See co	omments in main text	of our response.			
LCC Ecology support					
	II.				

#### **Outer West**

#### 1193B Rodley Lane (land at) - Calverley Lane, Calverley LS19

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

% overlap

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

### **Core Strategy**

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

### **Regeneration Areas**

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

### Other Spatial Relationship

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

# 1193B Rodley Lane (land at) - Calverley Lane, Calverley LS19

Nearest train station	New Pudsey
Nearest train station distance (m	2253.37
Nearest bus sto	p 5157
Nearest bus stop distance (m	319.87
Agricultural classification	n Grade 3
Overlaps SSS	i
Overlaps SEC	
Overlaps LN	
Overlaps LN	
Overlaps Conservation Are	
Overlaps Listed Buildin	
Overlaps Strat. Employment buffe	
Overlaps Public Right of Wa	у
Overlaps SFRA Flood Zor	e
Overlaps EA Flood Zor	e
Overlaps HSE Major Hazar	d
Overlaps HSE Gas Pipelir	e
Overlaps Pot. Contamination	n _
Overlaps Minerals Safegua	rded

#### 1193B Rodley Lane (land at) - Calverley Lane, Calverley LS19

#### Conclusions

Issues and Options Summary

Green Belt site. The site currently separates Calverley and Rodley. Preventing coalescence of settlements is one of the purposes of Green Belts. Some of the trees are the subject of a tree preservation order (TPO).

Site affects others?

Sustainability summary

Summary of reps

Anti

1117 and 1193 both provide separation between Calverley and other settlements

Knock on effect from the extensive development of the former Sandoz site, which will inevitably add to the traffic problems.

Further traffic problems on Rodley Lane (A657)

Traffic often backing up from the Ring Road (A6120) all the way back to the village of Calverley.

Traffic toward Greengates which is limited by the junction between A657 and A658. Traffic backs up from this junction periodically all the way to St Wilfrids church.

Some on-site trees are subject to a TPO.

Forms part of the only remaining green corridor between north and south Leeds and Bradford.

Pro

House prices too high. Calverley is in desperate need of affordable housing.

Long term -but would have to see the long term implications first of the Housing Development at the Horsforth/Rodley Ring Road site.

WYCA

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

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

Primary Health

144 8 Yes Yes Yes

Comments on phasing

DPP Allocation

Not proposed as housing allocation

**DPP Allocation Conclusion** 

Green Belt site. The site currently separates Calverley and Rodley. Preventing coalescence of settlements is one of the purposes of Green Belts. Some of the trees are the subject of a tree preservation order (TPO).

Site Details							
Easting	420680	Northing	433383	Site area ha	1.1	SP7	Main Urban Area Extension
HMCA	Outer West				Ward	Pudsev	

#### **Site Characteristics**

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

**Dwellings** 

Other land uses - None

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

#### Description

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

#### **Greenbelt Assessment**

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

Would development lead to/const	titue ribbon development?	No
Would development result in an is	No	
Is the site well connected to the I	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 unrestrict		ted sprawl

#### 2. Prevent neighbouring towns from merging

Would development lead	Yes		
Do features provide boun-	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	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 pres	erve this character?			
Character Conclusion	No effect on the setting and special character of historic features			

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

The site is well contained limiting potential for sprawl. Has strong links and is well connected to the settlement.

SHLAA conclusion	s				
Availability: Short	(=<5 yrs)	Suitability	: LDF to determine	Achievability: Longterm (11	+yrs)
Summary of infi	rastructure pro	vider comments			
LCC Highways Cor	mments				
Public transport acce	essibility comments				Rank (1-5)
Good accessbility all	round				
					5
Access comments					
Frontages to Waterlo	oo Road and Bradley	Lane			5
Local network comm					
Local capacity, cong	estion in Pudsey and	i A647			3
Mitigation measures					Total score
		ss to Waterloo Road, ents may be required		stop improvements, footway improvements or	13
Highways site suppo	rt				
Yes with mitigation					
Contingent on other	sites				
Contingent on other	sites				
_		·			
Highways Agency		1	I		
Impact No materia	I impact	Network Status	No objection		
n/a					
Network Rail					
Yorkshire Water					
Treatment Works	Knostrop				
level. Development the ensure the necessary 2020. Phasing is one	that will connect to y infrastructure and e method used to er	the public sewer syste capacity can be provi sure sites are brough	em needs to be co-ord ded to serve the site. t forward in line with '	s capacity for significant development at Knos inated with Yorkshire Water's Asset Managem The forthcoming AMP(6) will run from April 2 YW's investment. It is particularly important the into account available sewerage and WwTW (	nent Plans (AMP) to 2015 to March hat sites which

developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide

# Environment Agency Constraints

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

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

LCC			
Ecology support	Unknown		
Unknown Impact - g	rassland needs a botanical survey in the summer		
Ecology boundary			
Site assessment nee	ded ???		
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 D	)esiç	gna	tions
-------	-------	-----	-------

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	0.01
Major Settlement	0.00
Minor Settlement	0.00
Overlaps Urban Extension	· •

% overlap

# Regeneration Areas

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

# Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	lew Pudsey
Nearest train station distance (m)	1028.13
Nearest bus stop	11093
Nearest bus stop distance (m)	70.63
Agricultural classification	Urban
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<b>✓</b>
Overlaps Minerals Safeguard	ed
Overlaps Minerals Safeguarded 100	)m

#### Conclusions

Issues and Options Summary

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

Site affects others?

Sustainability summary

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

Summary of reps

Anti

Water Road cannot take any more traffic.

Increase pressure on the road network between Dawson's corner, Thornbury and along the feeder roads to these areas.

WYCA

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

Buses Per Hour

Access to Primary Schools

Access to Secondary Schools

Access to Primary Health

166 8 Yes Yes Yes

Comments on phasing

**DPP Allocation** 

Preferred housing allocation

**DPP Allocation Conclusion** 

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

Site Details							
Easting	419562	Northing	434382	Site area ha	7.4	SP7	Main Urban Area Extension
HMCA	HMCA Outer West Ward Calverley and Farsley			nd Farsley			

#### **Site Characteristics**

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Dwellings

Manufacturing and Wholesale

Residential institution

Other land uses - None

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

Description

Greenfield site set between Bradford and Leeds.

#### **Greenbelt Assessment**

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

Would development lead to/const	titue ribbon development?	No
Would development result in an is	solated development?	No
Is the site well connected to the I	built up area?	Yes
Would development round off the	No	
Is there a good existing barrier be and the undeveloped land?	etween the existing urban area	No
Unrestricted Sprawl Conclusion	Low potential to lead to unrestric	ted sprawl

#### 2. Prevent neighbouring towns from merging

Would development lead	Yes	
Do features provide boun	No	
Coalescence Conclusion	No merging but would significantly reduce	e the green belt gap

#### 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?	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 prese	erve this character?		
Character Conclusion No effect on the setting and special character of historic feature			

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

Relates well to settlement. Fairly well contained but would reduce gap between Leeds and Bradford.

SHLAA conclusions					
Availability: Short (	=<5 yrs)	Suitability:	: LDF to determine	Achievability: Longterm (11+yrs)	
Summary of infra	astructure prov	ider comments			
LCC Highways Com	ments				
Public transport acces	sibility comments				Rank (1-5)
Average public transp	ort. Good health and	d primary / secondar	y school accessibility.		3
Access comments					
Good frontage with ac	dopted nighway				5
Local network comme					
Congestion on the A6	47				3
Mitigation measures					Total score
Local capacity improve	ements required. Fo	otway improvements	s on Gain Lane		11
Highways site support	ì				
Yes					
Contingent on other s	ites				
Contingent on other s	ites				
Highways Agency					
Impact No material	impact	Network Status	No objection		
n/a					
Network Rail					
Yorkshire Water	1				
Treatment Works	Knostrop				
Knostrop High and Lo level. Development th	w level are large wo lat will connect to the	orks which serve the ne public sewer syste	bulk of Leeds. There i	s capacity for significant development at Knostrop I inated with Yorkshire Water's Asset Management Pl	High and Low lans (AMP) to

<b>Environment Agency</b>	
Constraints	
Historic Landfill on top o	f SE1957534395

ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide

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

LCC

Ecology support Supported with mitigation

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

Ecology boundary

**Education comments** 

Flood Risk

Flood Zone 1

#### **Utilities**

Gas

Electric

Fire and Rescue

Telecoms

#### Other

English Heritage

Gain Lane Farmhouse and the attached Barn and Stables are Grade II Listed.

There is a requirement in the 1990 Act that "special regard" should be had to the desirability of preserving Listed Buildings or their setting or any features of special architectural or historic interest which they possess. Consequently, if allocated, redevelopment proposals would need to ensure that those elements which contribute to the significance of this asset are not harmed.

Natural England

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

App Number Proposal Decision % of site

# Spatial relationships

# **UDP Designations**

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	<b>✓</b>	
	=	

### **Core Strategy**

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>✓</b>	

### **Regeneration Areas**

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

Sch. Ancient Mon.	0.00

# Other Spatial Relationship

Nearest train station New Pudsey Nearest train station distance (m) 1573.83 Nearest bus stop 4736	dilei Spatiai Kelatioi	13111	Р
Nearest train station distance (m)  Nearest bus stop  Nearest bus stop  Nearest bus stop distance (m)  Agricultural classification  Overlaps SSSI  Overlaps SEGI  Overlaps LNA  Overlaps LNR  Overlaps Conservation Area  Overlaps Strat. Employment buffer  Overlaps Public Right of Way  Overlaps SFRA Flood Zone  Overlaps HSE Major Hazard	LCC ownershi	p %	0.00
Nearest bus stop 4736  Nearest bus stop distance (m) 172.41  Agricultural classification Grade 3  Overlaps SSSI Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps Conservation Area Overlaps Listed Building Overlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps HSE Major Hazard	Nearest train station	N	lew Pudsey
Nearest bus stop distance (m) 172.41  Agricultural classification Grade 3  Overlaps SSSI Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps Conservation Area Overlaps Listed Building Overlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps HSE Major Hazard	Nearest train station distance	(m)	1573.83
Agricultural classification Grade 3  Overlaps SSSI Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps Conservation Area Overlaps Listed Building Overlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps HSE Major Hazard	Nearest bus s	stop	4736
Overlaps SSSI Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps Conservation Area Overlaps Listed Building Overlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard	Nearest bus stop distance	(m)	172.41
Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps Conservation Area Overlaps Listed Building Overlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard	Agricultural classifica	tion	Grade 3
Overlaps LNA Overlaps LNR Overlaps Conservation Area Overlaps Listed Building Overlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard	Overlaps S	SSSI	
Overlaps LNR Overlaps Conservation Area Overlaps Listed Building Overlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard	Overlaps S	EGI	
Overlaps Conservation Area Overlaps Listed Building Overlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard	Overlaps	LNA	
Overlaps Listed Building Overlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard	Overlaps	LNR	
Overlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard	Overlaps Conservation A		
Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard	Overlaps Listed Build		
Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard	Overlaps Strat. Employment bu	ıffer	
Overlaps EA Flood Zone Overlaps HSE Major Hazard	Overlaps Public Right of V	Way	✓
Overlaps HSE Major Hazard	Overlaps SFRA Flood Z	one.	
	Overlaps EA Flood Z		
Overlaps HSE Gas Pipeline  Overlaps Pot. Contamination	Overlaps HSE Major Haz	zard	
Overlaps Pot. Contamination	Overlaps HSE Gas Pipe	eline	<b>✓</b>
	Overlaps Pot. Contamina	tion	

Overlaps Minerals Safeguarded
Overlaps Minerals Safeguarded 100m

#### Conclusions

Issues and Options Summary

Green Belt site, situated on the boundary with Bradford council and with existing residential uses to the north west and south east, so relatively well contained and development would not set a precedent for further Green Belt sprawl. Flat site. Achievable access, moderate accessibility.

Site affects others?

n/a

Sustainability summary

Significant negative - greenfield site. Minor negative - ecology mitigation and waste. Minor positive - access to health, and flood risk.

#### Summary of reps

Δnti

The A647 is congested and it is impossible to leave Sunnybank Lane to join the A647 at times.

Morrison's head office is situated on green lane which produces a huge amount of additional traffic.

Historically been used for several quarry and the depth of ground works along with natural springs in the area could make development much more expensive.

Pro

Development would fit with a natural expansion of the existing dwellings.

No new housing has been developed in this area for some time and there is a real chance that a failure to grasp development opportunities, such as these, could leave our area falling behind others.

I would like to see any new housing at this site to include tree planting and landscaping as there are no trees on the site.

Woodhall Road has long been an area of fly tipping, for 20 plus years, and rubbish dumped over walls in to the fields. At last some positive news.

English Heritage

Gain Lane Farmhouse and the attached Barn and Stables are Grade II Listed. There is a requirement in the 1990 Act that 'special regard' should be had to the desirability of preserving Listed Buildings or their setting or any features of special architectural or historic interest which they possess. Consequently, if allocated, redevelopment proposals would need to ensure that those elements which contribute to the significance of this asset are not harmed.

#### WYCA

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

Buses Per Hour

Access to Primary Schools

Access to Secondary Schools

Access to Primary Health

375 23 Yes Yes Yes

Comments on phasing

**DPP Allocation** 

Preferred housing allocation

DPP Allocation Conclusion

Green Belt site, situated on the boundary with Bradford council and with existing residential uses to the north west and south east, so relatively well contained and development would not set a precedent for further Green Belt sprawl. Flat site. Achievable access, moderate accessibility.

Site Details										
Easting	424048	Northing	436250	Site area ha	2	2	SP7	Main Urban Area Extension		
HMCA	HMCA Outer West				V	Ward	Bramley an	d Stanningley		

#### **Site Characteristics**

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Outdoor amenity and open space

Dwellings

Other land uses - None

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

#### Description

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

#### **Greenbelt Assessment**

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

Would development lead to/cons	No			
Would development result in an i	No			
Is the site well connected to the	Is the site well connected to the built up area?			
Would development round off the	No			
Is there a good existing barrier band the undeveloped land?	No			
Unrestricted Sprawl Conclusion	cted sprawl			

#### 2. Prevent neighbouring towns from merging

Would development lead	Yes
Do features provide bound	No
Coalescence Conclusion	

#### 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 pres	erve this character?		
Character Conclusion	No effect on the setting and special character of histori	c features	

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

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

SHLAA conclusions					
Availability: Short (	=<5 yrs)	Suitability	: LDF to determine	Achievability: Longterm (11+yrs)	
Summary of infra	astructure prov	ider comments			
LCC Highways Com	ments				
Public transport acces	sibility comments				Rank (1-5)
Good public transport	links, and primary	/ seconday school ad	ccessiblity. Poor health	services accessibility.	4
Access comments					
Poor access along Pol	lard Lane				2
Local network comme	unte				
Cumulative impact on		stall.			
'	J				4
Mitigation measures					Total score
Public transport and r	oad improvements	required but unlikely	to be achievable		
·	·	,			10
Highways site suppor	t				
No		-			
Contingent on other s	ites				
Contingent on other s	itos				
outlingent off other 3	1103				
Highways Agency					
Impact No material	impact	Network Status	No objection		
n/a					
Network Rail					
Yorkshire Water					
Treatment Works	Knostrop				
level. Development the ensure the necessary 2020. Phasing is one	nat will connect to the infrastructure and of method used to ens	he public sewer syste capacity can be provi sure sites are brough	em needs to be co-ording ided to serve the site. To the forward in line with Y	capacity for significant development at Knostrop nated with Yorkshire Water's Asset Management P The forthcoming AMP(6) will run from April 2015 t W's investment. It is particularly important that sinto account available sewerage and WwTW capac	Plans (AMP) to to March tes which

developer wants to bring a site forward before YW have completed any planned improvements 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	1		
Ecology support	Supported		
Supported			
Ecology boundary			
Education comments			
Flood Risk			
Flood Zone 1. Two n	umber YW Rising mains 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

### Spatial relationships

UDP De	esigr	natio	ns
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N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	100.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

# **Core Strategy**

Main Urban Area	0.00
Major Settlement	0.00
Minor Settlement	0.00
Overlaps Urban Extension	<b>~</b>

% overlap

# Regeneration Areas

Inner South RA	0.00	% overlap
LB 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	Bramley
Nearest train station distance (m)	1836.02
Nearest bus stop	2601
Nearest bus stop distance (m)	310.27
Agricultural classification G	rade 3
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<b>✓</b>
Overlaps Minerals Safeguarded	
Overlaps Minerals Safeguarded 100m	

#### Conclusions

Issues and Options Summary

Green Belt site, situated to the north of the built up area, in a green corridor alongside the river and canal. Development would breach barriers protecting this and set dangerous precedent for encroaching of this area running from the city centre west. Highways objections over access to the site and quality of the highway, narrow carrriageway beyond site frontage that can't be improved.

Site affects others?

Sustainability summary

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

Summary of reps

WYCA

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

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

301 10 No No No

Comments on phasing

DPP Allocation

Not proposed as housing allocation

**DPP Allocation Conclusion** 

Green Belt site, situated to the north of the built up area, in a green corridor alongside the river and canal. Development would breach barriers protecting this and set a precedent for encroaching of this area running from the city centre west. Highways objections over access to the site and quality of the highway, narrow carrriageway beyond site frontage that can't be improved.

#### **Site Details** Easting 423497 Northing 433081 Site area ha 8.7 SP7 Main Urban Area Extension Pudsey

Ward

#### **Site Characteristics**

Site type Greenfield

Outer West

On-site land uses

Water Storage and Treatment

Agriculture

**HMCA** 

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

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

#### Description

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

#### **Greenbelt Assessment**

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

Would development lead to/const	No	
Would development result in an is	Yes	
Is the site well connected to the I	No	
Would development round off the	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 unrestri		cted sprawl

#### 2. Prevent neighbouring towns from merging

5 5	
Would development lead to physical connection of settlements?	s? No
Do features provide boundaries to contain the development?	No
Coalescence Conclusion No merging but there is no defensib	ble 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?	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	No
Can development pres	
Character Conclusion	ic features

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

Site does not link well to settlement, 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) Poor public transport accessibility. Good health service and primary school accessibility. Poor secondary school accessibility. 3 Access comments No frontage onto adopted highway, requires development of adjacent land but not preferred site 2 Local network comments Local Congestion on Outer Ring Road and Pudsey 3 **Total score** Mitigation measures Public transport bus improvements, footway improvements on Hough Side Road, possible capacity works on local highway. 8 Highways site support No Contingent on other sites Yes with 1060 and 3048

#### Contingent on other sites

Yes with 1060 and 3048

#### **Highways Agency**

	Impact	No material in	mpact	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 and on historic landfill site. See comments in main text of our response.

LCC	
Ecology support	Not supported
	No site-based designations but contains areas of semi-improved grassland, ponds, scrub, hedgerows and is adjacent to Post Bats and Water Vole to consider.
Ecology boundary	
Supported with mitigate to ensure impacts on	ation if Red hatched areas are excluded and the boundary is amended as per drawing RM/1213. Mitigation will still be required adjacent habitats are addressed, and hedgerows protected and enhanced. Bats and Water Vo
Education comments	
Flood Risk	
Flood Zone 1. Numero	ous public sewers crossing the site. Potential surface water flood route through 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	99.95	% 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		
Sch. Ancient Mon.	0.00	

Core Strategy	
Main Urban Area	0.05

Main Urban Area	0.05	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

Regeneration	Areas

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

# Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Bramley
Nearest train station distance (m)	1410.28
Nearest bus stop	3430
Nearest bus stop distance (m)	316.32
Agricultural classification	Grade 3
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	<b>✓</b>
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<b>✓</b>
Overlaps Minerals Safeguarde	ed
Overlaps Minerals Safeguarded 100	m

#### Conclusions

Issues and Options Summary

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

Site affects others?

Vehicular access issues could be overcome if neighbouring 1060 and 3377 come forward.

Sustainability summary

Significant negative - greenfield site and ecology objection. Minor negative - community cohesion and local distinctiveness (out of scale with settlement). Minor positive - access to health and greenspace, and flood risk.

Summary of reps

Pro

Five sites grouped together should be assessed comprehensively.

WYCA

We agree that these sites would not be suitable for housing development.

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

Primary Health

767 10 Yes Yes Yes

Comments on phasing

**DPP Allocation** 

Not proposed as housing allocation

**DPP Allocation Conclusion** 

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

#### 1250 Elmfield Way (Unit 1), Bramley

Site Details								
Easting	424844	Northing	434367	Site area ha		0.9	SP7	Main Urban Area Infill
HMCA	Outer West					Ward	Armley	

#### **Site Characteristics**

Site type Brownfield

On-site land uses

Storage

Neighbouring land uses

Manufacturing and Wholesale

Wholesale distribution

Dwellings

Other land uses - None

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

Description

Existing employment site in urban area.

#### **Greenbelt Assessment - Not Required**

#### 1. Check the unresticted 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		
Do features provide bound		
Coalescence Conclusion		

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

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

# Encroachment Conclusion

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

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

Character Conclusion

# 1250 Elmfield Way (Unit 1), Bramley Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence SHLAA conclusions Achievability: Short (=<5yrs) Availability: Short (early) Suitability: Unsuitable Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Good accessibility all round 5 Access comments Good frontage with multiple adtoped highways 5 Local network comments Congestion on Stanningley Road 4 **Total score** Mitigation measures Footway required on Back Lane 14 Highways site support Yes 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 under 1 ha. See comments in main text of our response.

### 1250 Elmfield Way (Unit 1), Bramley

LCC	
Ecology support	Supported
Supported	
Ecology bounders	
Ecology boundary	
Education comment	S
EL LD'L	
Flood Risk	
Flood Zone 1.	
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
Other	
English Heritage	
<u> </u>	
Natural England	

Planning History	Applications since 1/1/2009, covering more than 50% of the site			
App Number	Proposal	Decision	% of site	
13/02670/FU	Change of use of vacant warehouse to form mixed use development (D2, B1, B2 including MOT Testing and B8 uses) including partial demolition of existing building, new access, car parking, sub-station and landscaping	A	98	

### Spatial relationships

<b>UDP Designations</b>		
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		

Core Strategy	

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>✓</b>	

0.00	% overlap
100.00	
0.00	
0.00	
0.00	
	100.00

Overlaps HSE Gas Pipeline
Overlaps Pot. Contamination

Overlaps Minerals Safeguarded
Overlaps Minerals Safeguarded 100m

250 Elmfield Way (Un	it 1), Bra
Sch. Ancient Mon. 0	.00
Other Spatial Relationshi	p
LCC ownership %	0.00
Nearest train station	Bramley
Nearest train station distance (m)	894.05
Nearest bus stop	6369
Nearest bus stop distance (m)	148.90
Agricultural classification	Urban
	1
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	

#### 1250 Elmfield Way (Unit 1), Bramley

#### Conclusions

Issues and Options Summary

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

Site affects others?

Sustainability summary

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

Summary of reps

WYCA

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

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

71 19 Yes Yes Yes

Comments on phasing

DPP Allocation

Not proposed as housing allocation

**DPP Allocation Conclusion** 

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

Site Details		

Easting	422623	Northing	436450	Site area ha	2.7	SP7	Main Urban Area Extension
HMCA	HMCA Outer West		Ward	Calverley a	nd Farsley		

#### **Site Characteristics**

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Waterways

Outdoor amenity and open space

Other land uses - None

Topogra	hy Flat	Landscape	Limited Tree Cover
Bounda	es Partially well-defined	Road front	No

#### Description

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

#### **Greenbelt Assessment**

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

Would development lead to/constitue ribbon developmen	nt?	No
Would development result in an isolated development?	,	Yes
Is the site well connected to the built up area?	1	No
Would development round off the settlement?	1	No
Is there a good existing barrier between the existing urba and the undeveloped land?	an area	Yes
Unrestricted Sprawl Conclusion High potential to lead to	to unrestricted	ed sprawl

#### 2. Prevent neighbouring towns from merging

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

#### 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 pres	erve this character?		
Character Conclusion	No effect on the setting and special character of histor		

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

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

SHLAA conclusions					
	5	C-14-1-1111	LDE to determine	A chi contilita a la contenza (44 com)	
Availability: Short (=	=<5 yrs)	Suitability:	LDF to determine	Achievability: Longterm (11+yrs)	
Summary of infra	structure provider	comments			
LCC Highways Com	ments				
Public transport access					Rank (1-5)
Poor accessbility all ro	-				
					_ 1
Access comments					
No adopted highway a	iccess				_
					<b>-</b> 1
Local network comme					
Cumulative or direct in	mpact onto Ring Road				3
Mitigation massures					Total score
Mitigation measures Access over river requ	ired and land take				
7.00000 0701 11701 1040	ou and land take				5
Highways site support					
No					
Contingent on other si	tes				
Contingent on other si	tes				
Highways Agency					
	mnact Note	vork Status	No objection		
Impact No material i	mpact ivetw	voik Status	No objection		
11/4					
Network Rail					
Yorkshire Water	1				
Treatment Works	Knostrop				
	'	which serve the l	hulk of Leeds There i	s capacity for significant development at Knostrop	High and Low
level. Development the ensure the necessary 2020. Phasing is one prepresent a 10% or good developer wants to br	at will connect to the puinfrastructure and capaci method used to ensure steater increase in popula	blic sewer systentity can be provide ites are brought tion served by the YW have comp	m needs to be co-ord ded to serve the site. forward in line with he works should take deted any planned im	inated with Yorkshire Water's Asset Management P The forthcoming AMP(6) will run from April 2015 to YW's investment. It is particularly important that sit into account available sewerage and WwTW capaci provements it may be possible for the developer to	ans (AMP) to o March es which ty. If a
Environment Agent	N/				
Environment Agend	у				
Constraints					

Parts of this site are FZ3b - functional flood plain alongside Bagley Beck (main river). See comments in main text of our response.

LCC	
Ecology support	Not supported
undeveloped. Protec continuity of vegetat	). No site-specific designations but forms an important wildlife corridor between the River Aire and the canal that should be left ted species including Otters will use the land between the water courses, and Water Voles and bats will benefit from the ion. Rodley Fold Farm, immediately to the north of this site, already increases disturbance to this area. Lack of development fer other nearby wildlife sites such as Rodley Nature Reserve to the east.
Ecology boundary	
Education comments	
Flood Risk	
Part of site in Flood into Bagley Beck.	Zone 3A. Source is Bagley Beck. There is a combined sewer outfall within the site and a culverted watercourse. Both discharge
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

### Spatial relationships

		1
<b>UDP Designations</b>		
1122 0 1 11	400.00	
N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	100.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		

Core	Strategy	

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

Regeneration	n Areas
--------------	---------

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

Sch. Ancient Mon.	0.00

### Other Spatial Relationship

Other Spatial Relationship	
LCC ownership %	0.00
Nearest train station	Bramley
Nearest train station distance (m)	2429.06
Nearest bus stop	10573
Nearest bus stop distance (m)	248.95
Agricultural classification G	rade 2
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	✓
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	<b>✓</b>
Overlaps EA Flood Zone	<b>✓</b>
Overlaps HSE Major Hazard	$\overline{\Box}$
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<b>✓</b>
Overlaps Minerals Safeguarded	

Overlaps Minerals Safeguarded 100m

#### Conclusions

Issues and Options Summary

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

Site affects others?

Sustainability summary

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

Summary of reps

WYCA

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

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

9 Yes Yes Yes

Comments on phasing

DPP Allocation

Not proposed as housing allocation

**DPP Allocation Conclusion** 

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

#### 1273 New Farnley (land north and west of)

Site Details							
Easting	424634	Northing	431512	Site area ha	15.5	SP7	Other Rural Extension
HMCA	HMCA Outer West			Ward	Farnley and	Wortley	

#### **Site Characteristics**

Site type	Craonfield
Sile ivbe	Greenreid
Oito typo	Ol Collinola

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	No

Docori	ntion
Descri	puon

#### **Greenbelt Assessment**

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

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

#### 2. Prevent neighbouring towns from merging

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

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

Strong defensible boundary				
Does the site provide acces				
Does the site include local/i	Does the site include local/national nature conservation areas (SSSIs			
Areas of protected/unprote				
Site includes Grade 1, Grad				
Does the site contain buildi				
Are these buildings used for				
Encroachment Conclusion				

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

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

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

1273 New	/ Farnley (land	north and west of	)			
SHLAA conclusion	าร					
Availability: Long	term (+11yrs)	Suitability:	LDF to determine	Achi	ievability:	Longterm (11+yrs)
Summary of inf	rastructure pro	ovider comments				
Highways Agency	v					
Impact	,	Network Status				
Network Rail						
Yorkshire Water						
Treatment Works						
Environment Age Constraints	ency					
	'					
LCC						1
Ecology support						
Ecology boundary						
Education comment	S					
Flood Risk						
Utilities						
Gas						
Electric						
Fire and Rescue						
Telecoms						
	'					
Other						
English Heritage						
Natural England						
Planning History	Applications since	e 1/1/2009, covering mor	re than 50% of the site			
App Number	Proposal			Decision	% of site	•

#### 1273 New Farnley (land north and west of)

#### Spatial relationships

<b>UDP Designations</b>		
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	<b>✓</b>	
Sch. Ancient Mon.	0.00	

Core Strategy	

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

### **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
Nearest train station	Bramley
	,
Nearest train station distance (m)	
Nearest bus stop	
Nearest bus stop distance (m)	404.37
Agricultural classification	Grade 3

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

### 1273 New Farnley (land north and west of)

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
Summary of reps	
	the city of Leeds Urban area not drifting further and further out (for example into Wharfdale) I would not oped areas (for example Farsley and Calverley) at the expense of areas which are already heavily developed sey).
Comments on phasing	
DPP Allocation	
Not proposed as housing allocation	
DPP Allocation Conclusion	
Site sieved out. Not within settleme	nt hierarchy

#### 1322 Airedale Mills, Rodley

Site Details							
Easting	422928	Northing	436130	Site area ha	1.9	SP7	Main Urban Area Infill
HMCA	HMCA Outer West		Ward	Bramley an	d Stanningley		

#### **Site Characteristics**

Site type Brownfield

On-site land uses

Vacant land

Neighbouring land uses

Waterways

Outdoor amenity and open space

Agriculture

Other land uses - None

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

Description

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

#### **Greenbelt Assessment - Not Required**

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

Would development lead to/constitue ribbon develop	pment?
Would development result in an isolated development	nt?
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 and the undeveloped land?	g urban area
Unrestricted Sprawl Conclusion	

#### 2. Prevent neighbouring towns from merging

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

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

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

Encroachment Conclusion

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

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

Character Conclusion

# 1322 Airedale Mills, Rodley 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) Good accessbility all round except average for health. 4 Access comments Bridge access works required as per previous development proposals Local network comments Cumulative impact on ring road 4 **Total score** Mitigation measures Local capacity works possible, suitable bridge constructed, footway works 12 Highways site support Yes with mitigation Contingent on other sites 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

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

Spatial relationships

**UDP Designations** 

1322	Airedale Mills, Rodley			
LCC				
Ecology supp	ort Not supported			
current indus disturbance t	ed (RED). No site-specific designations be strial development acts as a barrier to the co wildlife in this location. Any previous eds Habitat Network) - lack of developn	nis wildlife corridor function. Residenti development should be removed and	al developme the land allow	nt will increase the direct and indirect yed to provide an improved wildlife function
Ecology boun	ndary			
Education col	mments			
Flood Risk				
Largely Flood	d Zone 1. Part of the Eastern part of the	e site is designated as a canal embankı	ment by Britis	h Waterways, (now Canals and rivers Trust)
Utilities				
Gas				
Electric				
Fire and Reso	cue			
Telecoms				
Other				
English Herita	age			
_				
Natural Engla	and			
1124, 1123A protected site	, 1110, 1114, 212, 4041, 255, 638, 254	, 4036 and employment allocations CF e and cumulatively should be assessed	SM051 and Cd. Allocations	n addition housing allocations 1337, 4097, FSE005 are all within 2km of this nationall (or groups) which are likely to significantly 4146.pdf
Planning Hi	story Applications since 1/1/2009, co	overing more than 50% of the site		
App Numbe	r Proposal	D	ecision	% of site

Core Strategy

#### 1322 Airedale Mills, Rodley

N32 Greenbelt	0.01	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	100.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Main Urban Area 99.99 %	% overlap
lajor Settlement 0.00	
linor Settlement 0.00	
Jrban Extension	

### Regeneration Areas

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

## Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Bramley
Nearest train station distance (m)	1996.36
Nearest bus stop	13362
Nearest bus stop distance (m)	121.83
Agricultural classification Ur	ban
Overlaps SSSI	<b>✓</b>
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	<b>✓</b>
Overlaps EA Flood Zone	<b>✓</b>
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<b>✓</b>
Overlaps Minerals Safeguarded	
Overlaps Minerals Safeguarded 100m	

#### 1322 Airedale Mills, Rodley

#### Conclusions

Issues and Options Summary

The site sits on an island between the river and canal, accessed by single carriage swing bridge - inadequate for large scale residential unless new bridge is constructed. A small part of the area nearest the canal is within floodzones 2 (medium risk), 3a (high risk) and 3b (flood plain). The site is flat, but not well related to the existing settlement.

Site affects others?

Sustainability summary

Significant negative - ecology objection. Minor negative - flood risk. Significant positive - brownfield site. Minor positive - access to schools and greenspace, greenhouse emissions, transport network, accessibility and local distinctiveness.

Summary of reps

**WYCA** 

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

Buses Per Hour

Access to Primary Schools

Access to Secondary Schools

Access to Primary Health

106 9 Yes Yes Yes

Comments on phasing

**DPP Allocation** 

Preferred housing allocation

**DPP Allocation Conclusion** 

Brownfield site. Can accommodate a low number of dwellings due to highways access issues. Development would need to mitigate against flood risk and impact on wildlife corridor.

Site Deta	ails						
Easting	422900	Northing	432171	Site area ha	1.1	SP7	Main Urban Area Extension
HMCA	Outer West				Ward	Pudsey	

#### **Site Characteristics**

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Storage

Other land uses - None

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

#### Description

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

#### **Greenbelt Assessment**

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

Would development lead to/constitue	No	
Would development result in an isolate	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 unrestr		cted sprawl

#### 2. Prevent neighbouring towns from merging

Would development lead	No
Do features provide bound	No
Coalescence Conclusion	undarv

#### 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 prese	erve this character?		
Character Conclusion	Marginal effect on the setting & special character, coul	d be mitigated agains	t through appropriate detailed design

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

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

SHLAA conclusions						
Availability: Short (	=<5 yrs)	Suitability:	LDF to determine	Achievability:	Longterm (11+yrs)	
Summary of infra	astructure provi	ider comments				
LCC Highways Com	ments					
Public transport acces	sibility comments				Rank (	(1-5)
Poor public transport.	Good primary school	ol accessibility. Avera	ge health and seconda	ry school accessibility.	2	
Access comments						
No frontage to the add	opted highway				1	
Local network comme	ents					
Congestion in Pudsey					3	
Mitigation measures					Totals	score
					6	
Highways site support	t					
Contingent on other s	ites					
Contingent on other s	ites					
Highways Agency						
Impact No material	impact	Network Status	No objection			
n/a						
Network Rail						
Yorkshire Water	1					
Treatment Works	Knostrop					
Knostrop High and Lo level. Development th ensure the necessary 2020. Phasing is one represent a 10% or g	w level are large wo nat will connect to th infrastructure and co method used to enso reater increase in po	e public sewer syster apacity can be provic ure sites are brought opulation served by the	m needs to be co-ording the site. If the site is a serve the site. If the site is a serve the site. If the site is a serve the	capacity for significant development of which was capacity for significant development with the forthcoming AMP(6) will r W's investment. It is particulanto account available seweragrovements it may be possible	sset Management Plans (AMF un from April 2015 to March rly important that sites which e and WwTW capacity. If a	P) to

#### **Environment Agency**

Constraints

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

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

1326 RUKE	Lane (land to south of), rudsey , £326
LCC	
Ecology support	Supported
Supported	
Ecology boundary	
Education comments	
Flood Risk	
Flood Zone 1	
<b>Utilities</b> Gas	
Electric	
Fire and Rescue	
Telecoms	
Other English Heritage	
Natural England	

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

App Number Proposal Decision % of site

### Spatial relationships

# **UDP Designations**

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

## **Core Strategy**

Main Urban Area	0.00
Major Settlement	0.00
Minor Settlement	0.00
Overlaps Urban Extension	<b>~</b>

% overlap

### **Regeneration Areas**

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

# Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Bramley
Nearest train station distance (m)	2479.40
Nearest bus stop	4953
Nearest bus stop distance (m)	138.63
Agricultural classification	Grade 2
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	
Overlaps Minerals Safeguard	ed
Overlaps Minerals Safeguarded 100	)m

#### Conclusions

Issues and Options Summary

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

Site affects others?

Sustainability summary

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

Summary of reps

WYCA

We agree that these sites would not be suitable for housing development.

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

Primary Health

716 5 Yes Yes Yes

Comments on phasing

DPP Allocation

Not proposed as housing allocation

**DPP Allocation Conclusion** 

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

#### 1337 Harrogate Road - Stylo House Apperley Bridge Bradford BD10

Site Details							
Easting	419491	Northing	437613	Site area ha	2.7	SP7	Main Urban Area Extension
HMCA	Outer West				Ward Calverley and Farsley		
	Site Characteristics						
Site type Brownfield							
On-site land uses							
Manufacturing and Wholesale							
Neighbouring land uses							
Agriculture							
Dwellings							
Waterways	Waterways						

Other land uses - None

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

Description

Existing employment site that sits between the Leeds and Bradford boundary. Only access is from the west, within the Bradford district where there is a road frontage that runs along the western boundary. To the north the site abuts a canal, to the east and south are fields. Trees line a large part of the site boundary.

#### **Greenbelt Assessment - Not Required**

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

Would development lead to/constitue ribbon develop	pment?
Would development result in an isolated development	nt?
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 and the undeveloped land?	g urban area
Unrestricted Sprawl Conclusion	

#### 2. Prevent neighbouring towns from merging

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

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

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

Encroachment Conclusion

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

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

Character Conclusion

Overall Conclusion from assessmen characteristics of openness and per		een belt and essential	
SHLAA conclusions			
Availability: Short (early)	Suitability: Suitable	Achievability: Medium (6-10yrs)	
Summary of infrastructure prov	vider comments		
LCC Highways Comments			
Public transport accessibility comments		Rank	(1-5
Poor public transport. Average secondary	school accessibility. Poor primar	y school and health services accessibility.	3
Access comments			
Existing accesses to the site which would	I need slight changes.		
		4	ļ
_ocal network comments			
Congestion in Bradford, cumulative impa	ct into Leeds.	4	ļ
Mitigation measures		Total	scor
Access works		1.	1
Highways site support Yes			
Contingent on other sites			
Contingent on other sites			
Highways Agency			
Impact No material impact n/a	Network Status No objection	on	
Network Rail			
Yorkshire Water			
reatment Works Knostrop			
Knostrop High and Low level are large we evel. Development that will connect to the ensure the necessary infrastructure and 2020. Phasing is one method used to enterpresent a 10% or greater increase in page 100.	he public sewer system needs to capacity can be provided to serve sure sites are brought forward in opulation served by the works sh before YW have completed any pl	is. There is capacity for significant development at Knostrop High and be co-ordinated with Yorkshire Water's Asset Management Plans (AM the site. The forthcoming AMP(6) will run from April 2015 to March line with YW's investment. It is particularly important that sites which ould take into account available sewerage and WwTW capacity. If a anned improvements it may be possible for the developer to provide easibility study.	IP) to
Environment Agency			
Constraints			
FZ2/3 runs through site. See comments	in main text of our response.		

#### **Outer West**

#### 1337 Harrogate Road - Stylo House Apperley Bridge Bradford BD10

	3 11 3 3
LCC	
Ecology support	Supported with mitigation
Supported with mitig metre buffer either s	ation to protect and enhance the Leeds Liverpool Canal SEGI, and to deculvert the Carr Beck together with provision of a 20 ide of the beck to provide a wildlife corridor. Bats and Otters to consider.
Ecology boundary	
Education comments	
Flood Risk	
Large part of the Eas	stern half of the site in Flood Zone 2 and 3A. Source is Carr Beck, which runs in culvert under the site.
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	

#### Other

English Heritage

 $\label{thm:conservation} \text{This site adjoins the boundary of the Leeds and Liverpool Canal Conservation Area in Bradford District.}$ 

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

### Natural England

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

Planning History	Applications since 1/1/2009, covering more than 50% of the site		
App Number	Proposal	Decision	% of site
13/00572/OT	Outline Application for residential development including the laying out of access road	Α	99
14/9/00063/MOD	Outline Application for residential development including the laying out of access roadNON MATERIAL AMENDEMENT to vary conditions 3, 7, 10, 11, 13 and 16 for application 13/00572/OT	M01	99
13/00571/CA	Conservation Area Application for the demolition of offices and warehouses		99

Spatial relationships	
UDP Designations	Core Strategy

### 1337 Harrogate Road - Stylo House Apperley Bridge Bradford BD10

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	<b>✓</b>	
Sch. Ancient Mon.	0.00	
CC Shopping Quarter UDP City Centre S2S6 Town Centre Proposed Local Centre Overlaps N37 SLA	0.00 0.00 0.00 0.00	

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>V</b>	

Regeneration	Areas

% overla	0.00	Inner South RA
5	66.73	LB Corridor RA
)	0.00	EASEL RA
)	0.00	Aire Valley RA
)	0.00	West Leeds Gateway

# Other Spatial Relationship

,	
LCC ownership %	0.00
Nearest train station	lew Pudsey
Nearest train station distance (m)	3693.88
Nearest bus stop	13747
Nearest bus stop distance (m)	137.27
Agricultural classification	Grade 3
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	<b>V</b>
Overlaps EA Flood Zone	<b>✓</b>
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	✓
Overlaps Minerals Safeguard	ed
Overlaps Minerals Safeguarded 100	)m

#### 1337 Harrogate Road - Stylo House Apperley Bridge Bradford BD10

#### Conclusions

Issues and Options Summary

The site is currently in employment use and half the site is within Bradford council area. There is a current application in for residential and residential appears acceptable in principle. Capacity revised to reflect part of site within Leeds boundary. Acceptable in highway terms.

Site affects others?

Sustainability summary

Minor negative - employment and economic growth, ecology mitigation and flood risk. Minor positive - access to health and brownfield site.

Summary of reps

Anti

Distance from main urban area.

**English Heritage** 

This site adjoins the boundary of the Leeds and Liverpool Canal Conservation Area in Bradford District. If allocated, development proposals would need to ensure that those elements which contribute to the character of that part of the adjacent Conservation Area are not harmed.

**WYCA** 

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

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

22 8 No No No No

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 Deta	ails						
Easting	426303	Northing	433129	Site area ha	0.5	SP7	Main Urban Area Infill
HMCA	Outer West				Ward	Farnley and	Wortley
Site Characteristics							
Site type	Brownfield						

Dwellings

Neighbouring land uses

Dwellings

Other land uses - None

On-site land uses

Storage

Education

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

Description

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

#### **Greenbelt Assessment - Not Required**

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

Would development lead to/constitue ribbon develop	pment?
Would development result in an isolated development	nt?
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 and the undeveloped land?	g urban area
Unrestricted Sprawl Conclusion	

#### 2. Prevent neighbouring towns from merging

Would development lead		
Do features provide boun		
Coalescence Conclusion		

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

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

Encroachment Conclusion

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

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

Character Conclusion

# 1341 Tong Road, Farnley - adj to Whingate Primary School 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) Good accessibility all round. 5 Access comments Good frontage with Tong Road and Albany Street, preferred access off Albany Street. 5 Local network comments Congestion on Outer Ring Road and M621. 4 **Total score** Mitigation measures Improvements to accesss radii and traffic calming on Albany Street, possibly funded through financial contributions from cumulative 14 planning applications. Highways site support Yes Contingent on other sites 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 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. Large	part of the site at risk from 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

Planning History	Applications since 1/1/2009, covering more than 50% of the site		
App Number	Proposal	Decision	% of site
14/00970/FU	Single storey retail food store with car parking, landscaping and associated works	Α	96

#### Spatial relationships

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

# Core Strategy

Major Settlement 0.00 Minor Settlement 0.00	Main Urban Area	100.00	% overlap
	Major Settlement	0.00	
	Minor Settlement	0.00	
Overlaps Urban Extension	Overlaps Urban Extension	<b>~</b>	

% overlap

D	jeneration	
RAC	leneration	LALDAC
1100	ciici atioi	ı Ai Cas
9	, o o. a o .	

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

# Other Spatial Relationship

LCC ownership % 5.92
Nearest train station Burley Park
earest train station distance (m) 2597.81
Nearest bus stop 7892
Nearest bus stop distance (m) 78.64
Agricultural classification Urban
Overlaps SSSI
Overlaps SEGI
Overlaps LNA
Overlaps LNR
Overlaps Conservation Area
Overlaps Listed Building
erlaps Strat. Employment buffer
Overlaps Public Right of Way
Overlaps SFRA Flood Zone
Overlaps EA Flood Zone
Overlaps HSE Major Hazard
Overlaps HSE Gas Pipeline
Overlaps Pot. Contamination
Overlaps Minerals Safeguarded
erlaps Minerals Safeguarded 100m

#### Conclusions

Issues and Options Summary

Brownfield site situated within the main urban area. Currently an untidy site used for storage, residential development would improve the appearance of the area. Potential contamination issues on site. Acceptable in highway terms.

Site affects others?

Sustainability summary

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

Summary of reps

Anti

Consider the allocation of Land at Tong Road for retail development more appropriate and in line with the NPPF's objectives of securing and promoting economic growth.

**WYCA** 

Site specific mitigation would be required but it is unlikely that substantial bus service provision would be required at these sites (based on the current public transport

network). From a public transport perspective, we would encourage the prioritisation of these sites based on the proximity to the core public transport network and the bus service frequency levels. The sites in this list are supported for housing growth.

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

44 6 Yes Yes Yes

Comments on phasing

DPP Allocation

Not proposed as housing allocation

**DPP Allocation Conclusion** 

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

#### 1342 Kilburn Road, Farnley

Site Details								
Easting	427095	Northing	433021	Site area ha		0.6	SP7	Main Urban Area Infill
HMCA	Outer West				Ward	Farnley and	Wortley	

#### **Site Characteristics**

Site type Greenfield

On-site land uses

Outdoor amenity and open space

Neighbouring land uses

Dwellings

Transport tracks and ways

Other land uses - None

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

#### Description

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

#### **Greenbelt Assessment - Not Required**

#### 1. Check the unresticted 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		
Do features provide bound		
Coalescence Conclusion		

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

Strong defensible boundary		
Does the site provide acces		
Does the site include local/		
Areas of protected/unprote		
Site includes Grade 1, Grad		
Does the site contain buildi		
Are these buildings used fo		
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

# 1342 Kilburn Road, Farnley 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) Good accessibility all round 5 Access comments Good frontage with multiple adtoped highways. 5 Local network comments Local network capacity, likely cumulative impact on Inner Ring Road and Outer Ring Road. 4 **Total score** Mitigation measures Footway required on Thornhill Road and Kilburn Road, possible cumulative fund required. 14 Highways site support Yes Contingent on other sites Contingent on other sites **Highways Agency** Impact No material impact **Network Status** No objection n/a **Network Rail** NR land opposite side of Thornhill Road - new site? General asset protection issues Yorkshire Water Treatment Works Knostrop Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study. **Environment Agency** Constraints

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

# 1342 Kilburn Road, Farnley

LCC			
Ecology support	Supported		
Supported			
Ecology boundary			
Education comments			
Flood Risk			
Flood Zone 1. YW (c	ombined) 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 Desi	ignations
----------	-----------

obi besignations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	52.13	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

# **Core Strategy**

Main Urban Area	100.00
Major Settlement	0.00
Minor Settlement	0.00
Overlaps Urban Extension	<b>V</b>

% overlap

# Regeneration Areas

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

# 1342 Kilburn Road, Farnley

# Other Spatial Relationship

LCC ownership 9	6 58.60
Nearest train station	Burley Park
Nearest train station distance (m	) 2301.63
Nearest bus sto	p 2769
Nearest bus stop distance (m	73.12
Agricultural classificatio	Urban
Overlaps SSS	1 🗆
Overlaps SEG	ı 🗌
Overlaps LN	Α
Overlaps LN	R
Overlaps Conservation Are	а
Overlaps Listed Buildin	g
Overlaps Strat. Employment buffe	r
Overlaps Public Right of Wa	у
Overlaps SFRA Flood Zon	е
Overlaps EA Flood Zon	е
Overlaps HSE Major Hazar	d
Overlaps HSE Gas Pipelin	e
Overlaps Pot. Contaminatio	n 🔽
Overlaps Minerals Safegua	ded
Overlaps Minerals Safeguarded 1	00m

#### 1342 Kilburn Road, Farnley

# Conclusions

Issues and Options Summary

Main section of 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 32, question G10. The remaining smaller section is currently well treed and provides screening of the railway. Acceptable in highway terms.

Site affects others?

Sustainability summary

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

Summary of reps

**WYCA** 

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

Buses Per Hour

Access to Primary Schools

Access to Secondary Schools

Access to Primary Health

68 6 Yes Yes Yes

Comments on phasing

DPP Allocation

Not proposed as housing allocation

**DPP Allocation Conclusion** 

Greenspace on West Leeds Gateway SPD.

Site Deta	Site Details						
Easting	419388	Northing	432022	Site area ha	9.2	SP7	Main Urban Area Extension
HMCA	Outer West				Ward	Pudsey	

# **Site Characteristics**

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

**Dwellings** 

Other land uses - None

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

Description

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

# **Greenbelt Assessment - Not Required**

# 1. Check the unresticted 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

•	3	5 5	
Would development lead			
Do features provide bound			
Coalescence Conclusion			

# 3. Assist in safeguarding the countryside from encroahment

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

**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

# 1343A Harper Gate Farm, Tyersal Lane, Bradford BD4 0RD 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) Poor accessbility all round. 1 Access comments Good frontage onto Tyersal Lane. 5 Local network comments Spare local capacity, further network impacts more likely in Bradford. 4 Total score Mitigation measures Public transport improvements, may need local capacity improvements, footway improvements on Tyersal Lane. 10 Highways site support Partial Yes but only with public transport improvements Contingent on other sites Contingent on other sites **Highways Agency Impact Network Status** No objection - Potential impact on M606 - needs looking at in relation to Bradford Holme Wood proposals. **Network Rail** Yorkshire Water Treatment Works 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			
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 sit	е	
App Number	Proposal	Decision	% of site

# Spatial relationships

UDP D	esigi	natio	ns
-------	-------	-------	----

0.04	% overlap
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00

# **Core Strategy**

	0.00
Main Urban Area	0.00
Major Settlement	0.00
Minor Settlement	0.00
Overlaps Urban Extension	<b>~</b>

% overlap

# Regeneration Areas

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

LCC ownership 9	6 0.00
Nearest train station	New Pudsey
Nearest train station distance (m	) 2874.63
Nearest bus sto	p 6663
Nearest bus stop distance (m	) 252.63
Agricultural classificatio	n Grade 3
Overlaps SSS Overlaps SEG Overlaps LN Overlaps LN Overlaps Conservation Are Overlaps Listed Buildin Overlaps Strat. Employment buffe Overlaps Public Right of Wa	R G G G G G G G G G G G G G G G G G G G
Overlaps SFRA Flood Zon	
Overlaps EA Flood Zon Overlaps HSE Major Hazar	4
Overlaps HSE Gas Pipelin	e .
Overlaps Pot. Contaminatio	
Overlaps Minerals Safegua Overlaps Minerals Safeguarded 1	ded

#### Conclusions

Issues and Options Summary

The site is an employment allocation in the existing UDP but it has not come forward during the plan period. Housing would be suitable in this location as it is connected to existing housing to the west and south. There are no physical constraints on the site, it is flat with a road frontage and is not within the Green Belt. Poor public transport accessibility. The site has been split in two, as part B is not considered suitable for housing.

Site affects others?

Sustainability summary

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

Summary of reps

Anti

Distance from Main Urban Area

WYCA

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

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

1242 25 Yes Yes Yes

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

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

Sita Datails			

Site Details								
Easting	419653	Northing	432062	Site area ha	9.9	SP7	Main Urban Area Extension	
HMCA	Outer West				Ward	Pudsey		

#### **Site Characteristics**

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

Ì	Topography	Flat	Landscape	No Tree Cover
	Boundaries	Poorly defined	Road front	Yes

#### Description

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

#### **Greenbelt Assessment**

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

Would development lead to/cons	titue ribbon development?	No
Would development result in an i	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 unrest		cted sprawl

# 2. Prevent neighbouring towns from merging

Would development lead	No	
Do features provide boun	Do features provide boundaries to contain the development?	
Coalescence Conclusion	undary	

# 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	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 pres	serve this character?	
Character Conclusion	No effect on the setting and special character of histor	ic features

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

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

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

SHLAA conclusions						
			0.77.1.1			
Availability: Short (6	arly)	Suitability:	Suitable	Achievabii	ty: Medium (6-10yrs)	
Summary of infra	structure provide	r comments				
LCC Highways Com						
Public transport access		1				Rank (1-5)
Poor accessbility all ro	und.					
J						1
Access comments		1				
Good frontage onto Ty	ersal Lane.					
J						5
Local network commer						
Spare local capacity, fu	urther network impacts	more likely in Bra	adford.			4
Mitigation measures						Total score
Public transport impro	vements, may need loca	al capacity improv	vements, footw	vay improvements on Tyersal Land	2	10
						10
Highways site support						
	th public transport impr	rovements				
Contingent on other si	tes					
		1				
Contingent on other si	tes					
Highways Agency						
Impact		work Status				
No objection - Potentia	al impact on M606 - nee	eds looking at in I	relation to Brad	dford Holme Wood proposals.		
Network Rail						
Yorkshire Water						
Treatment Works	Knostrop					
level. Development the ensure the necessary in 2020. Phasing is one or represent a 10% or grideveloper wants to bri	at will connect to the puinfrastructure and capac method used to ensure steater increase in popula	ublic sewer syster city can be provid sites are brought ation served by the YW have comp	n needs to be led to serve the forward in line ne works shoul leted any planr	There is capacity for significant de co-ordinated with Yorkshire Wate e site. The forthcoming AMP(6) we with YW's investment. It is partious take into account available sewened improvements it may be possibility study.	"s Asset Management P ill run from April 2015 cularly important that si grage and WwTW capac	Plans (AMP) to to March tes which ity. If a
Environment Agend	;у					
Constraints						

LCC			
Ecology support			
Ecology support			
Ecology boundary			
Education comments			
Zuddation dominionto			
Flood Risk			
Flood Zone 1.			
11411141			
<b>Utilities</b> Gas			
Gas			
Electric			
Fire and Rescue			
Telecoms			
Other			
English Heritage			
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**

CD: Doorginations		
N32 Greenbelt	72.95	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<b>✓</b>	
Sch. Ancient Mon.	0.00	

# **Core Strategy**

Main Urban Area	0.00
Major Settlement	0.00
Minor Settlement	0.00
Overlaps Urban Extension	<b>~</b>

% overlap

# Regeneration Areas

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

LCC ownership %	0.00
Nearest train station	New Pudsey
Nearest train station distance (m	2687.62
Nearest bus sto	6663
Nearest bus stop distance (m	496.36
Agricultural classification	Grade 3
Overlaps SSS Overlaps SEG Overlaps LNA Overlaps LNI Overlaps Conservation Are Overlaps Listed Buildin	
Overlaps Strat. Employment buffe Overlaps Public Right of Wa	r 🗆
Overlaps SFRA Flood Zon Overlaps EA Flood Zon	9
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipelin	
Overlaps Pot. Contamination	<b>V</b>
Overlaps Minerals Safeguar Overlaps Minerals Safeguarded 10	

# Conclusions

Issues and Options Summary

The majority of the site is within the Green Belt. Site B is not well related to the settlement and would result in a significant encroachment into the countryside.

Site affects others?

Sustainability summary

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

Summary of reps

WYCA

We agree that these sites would not be suitable for housing development.

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

Primary Health

1364 25 Yes Yes Yes

Comments on phasing

**DPP Allocation** 

Not proposed as housing allocation

**DPP Allocation Conclusion** 

The majority of the site is within the Green Belt. Site is not well related to the settlement and would result in a significant encroachment into the countryside.

# **Outer West**

# **HSG01793 Wortley Low Mills Whitehall Road**

Site Details							
Easting	426791	Northing	431871	Site area ha	2.5	SP7	Main Urban Area Infill
HMCA Outer West		Ward	Farnley and	d Wortley			

# **Site Characteristics**

Site type Brownfield

On-site land uses

Manufacturing and Wholesale

Neighbouring land uses

Manufacturing and Wholesale

Other

Dwellings

Other land uses - None

Topograp	ny Flat	Landscape	Limited Tree Cover
Boundari	s Partially well-defined	Road front	Yes

Description

Vacant brownfield site located in predominantly commercial area with some residential uses to the north and further to the east.

# **Greenbelt Assessment - Not Required**

# 1. Check the unresticted 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			
Do features provide boun			
Coalescence Conclusion			

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

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

**Encroachment Conclusion** 

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

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

Character Conclusion

# **Outer West HSG01793 Wortley Low Mills Whitehall Road** 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

# Electric Fire and Rescue Telecoms

English Heritage	
Natural England	

Other

# **Outer West**

# **HSG01793 Wortley Low Mills Whitehall Road**

App Number	Proposal	Decision	% of site
11/04620/DEM	Determination for demolition of chemical works	PAR	98
11/03920/DEM	Determination for demolition of chemical works	R	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		
Sch. Ancient Mon.	0.00	

# Core Strategy

3,		
Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>~</b>	

# **Regeneration Areas**

Inner South RA	0.00	% overlap
LB 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 (	1896.10	
Nearest bus st	8510	
Nearest bus stop distance (	104.36	

# Agricultural classification Urban

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	<b>✓</b>
Overlaps SFRA Flood Zone	<b>✓</b>
Overlaps EA Flood Zone	<b>✓</b>
Overlaps HSE Major Hazard	<b>✓</b>
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<b>✓</b>
Overlaps Minerals Safeguarded	1 -

Overlaps Minerals Safeguarded 100m

# **Outer West**

# HSG01793 Wortley Low Mills Whitehall Road

Conclusions	
Issues and Options Summary	
Vacant brownfield site located with use.	in a mixed area of commercial and residential uses. Suitable for mixed uses of housing and employment
Site affects others?	
Sustainability summary	
Summary of reps	
Comments on phasing	
DPP Allocation	
Preferred housing allocation with m	ixed uses
DPP Allocation Conclusion	
	se half housing and half employment

# 2076 Farnley Hall, Farnley LS12

Site Details							
Easting	424419	Northing	432049	Site area ha	29.7	SP7	Other Rural Extension
HMCA	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

Doccri	ntion
Descri	ριισπ

# **Greenbelt Assessment**

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

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

# 2. Prevent neighbouring towns from merging

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

# 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area		
Does the site provide acces	s 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 pres	erve this character?	
Character Conclusion		

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

2076	Farnley	Hall, Farnley LS1	2				
SHLAA conc	lusions						
Availability:	Short (=<	5 yrs)	Suitability:	LDF to determine	Ach	ievability:	Longterm (11+yrs)
Summary of	of infras	tructure provider	comments				
Highways A	gency	Notar	ork Status				
Impact		Netwo	UIK Status				
Network Ra	:1						
Network Ra							
Yorkshire W	/ater						
Treatment Wo							
Environmen	t Agency						
Constraints							
LCC							
Ecology suppo	ort						
Ecology bound	dary						
Education con	nments						
EL 1811							
Flood Risk							
<b>Utilities</b> Gas							
Gas							
Electric							
Liouno							
Fire and Rescu	ue						
Telecoms							
Other							
English Herita	ge						
Natural Engla	nd						
Diameira	ton. A	onlications since 4/4/000	00 covering man	ro than 500/ of the site			
Planning His		pplications since 1/1/200	os, covering moi	ie than 50% of the site	Doginia-	0/ 05 -:-	
App Number		Proposal			Decision	% of site	•

# 2076 Farnley Hall, Farnley LS12

# 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	<b>✓</b>	
Sch. Ancient Mon.	0.00	

Core	Strategy

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

# **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 %	99.98	
Nearest train station	Bramley	
Nearest train station distance (m)	2413.05	
Nearest bus stop	9661	
Nearest bus stop distance (m)	308.51	
Agricultural classification	Grade 3	
Overlaps SSSI		
Overlaps SEGI		
Overlaps LNA		
Overlaps LNR		
Overlaps Conservation Area		
Overlaps Listed Building	<b>✓</b>	
Overlaps Strat. Employment buffer		
Overlaps Public Right of Way	<b>✓</b>	
Overlaps SFRA Flood Zone		
Overlaps EA Flood Zone		
Overlaps HSE Major Hazard		
Overlaps HSE Gas Pipeline		
Overlaps Pot. Contamination		

Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m

# 2076 Farnley Hall, Farnley LS12

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
Summary of reps	
expect exemptions for under-develo	the city of Leeds Urban area not drifting further and further out (for example into Wharfdale) I would not oped areas (for example Farsley and Calverly) at the expense of areas which are already heavily developed sey). So, I would propose these sites to be re-introduced into the Housing allocation proces
Comments on phasing	
DPP Allocation	
Not proposed as housing allocation	
DPP Allocation Conclusion	
Site sieved out. Not within settleme	ent hierarchy

Site Details								
Easting	420676	Northing	433965	Site area ha		2.7	SP7	Main Urban Area Infill
HMCA Outer West			Ward	Calverley and Farsley				
Site Cha	racteristic	cs						
Site type	Greenfield							
On-site lan	d uses							
Vacant land	d							
Other								
Post and T	elecom							
Neighbouring land uses								
Unmanaged Forest								
Dwellings								
Transport tracks and ways								
Other land	uses							
Garages								

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

Description

Vacant land sandwiched between residential development.

# **Greenbelt Assessment - Not Required**

# 1. Check the unresticted 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				

onlestricted Sprawi Conclusion

# 2. Prevent neighbouring towns from merging

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

# 3. Assist in safeguarding the countryside from encroahment

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

Encroachment Conclusion

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

Con development masses is this shouldter?	Site within/adjacent to	
Can development preserve this character?	Can development prese	

Character Conclusion

# 2120 Hill Foot Farm, Pudsey 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) Good accessibility all round. 5 Access comments Adequate frontage with adopted highway, may need access improvement works as local close to junctions on B6154. 4 Local network comments Local capacity, congestion in Pudsey. 5 Total score Mitigation measures Access improvement works may be required. 14 Highways site support Yes with mitigation. Contingent on other sites Contingent on other sites **Highways Agency** Impact No material impact **Network Status** No objection n/a **Network Rail** Railway tunnels under site Yorkshire Water Knostrop 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 Pylon in the middle of site

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

LCC			
Ecology support	Supported		
Supported			
Ecology boundary			
Education comments			
Flood Risk	hills (combined Norway with in the		
Flood Zone 1. YW pt	blic (combined) 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**

ODI Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	100.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	100.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	
'		

# **Core Strategy**

Main Urban Area	100.00
Major Settlement	0.00
Minor Settlement	0.00
Overlaps Urban Extension	<b>~</b>

% overlap

# Regeneration Areas

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

# Other Spatial Relationship

LCC ownership %	0.00			
Nearest train station N	ew Pudsey			
Nearest train station distance (m)	570.23			
Nearest bus stop	13162			
Nearest bus stop distance (m)	162.14			
Agricultural classification	Urban			
Overlaps SSSI				
Overlaps SEGI	$\overline{\Box}$			
Overlaps LNA	П			
Overlaps LNR				
Overlaps Conservation Area	H			
Overlaps Listed Building	$\Box$			
Overlaps Strat. Employment buffer				
Overlaps Public Right of Way	H			
Overlaps SFRA Flood Zone	H			
Overlaps EA Flood Zone				
Overlaps HSE Major Hazard				
' '				
Overlaps HSE Gas Pipeline				
Overlaps Pot. Contamination	✓			
Overlaps Minerals Safeguarde	ed			
Overlaps Minerals Safeguarded 100m				

#### Conclusions

Issues and Options Summary

Largely unused and unkempt area of land within residential area. New residential development has recently been built on the western boundary. Railway line runs along western side of site (capacity reduced to reflect this). Electricity pylon in central area of site. Existing derelict building on the road frontage. No Highways issues raised.

Site affects others?

n/a

Sustainability summary

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

# Summary of reps

Anti

Access has got to be on to Galloway Lane immediate before (L) turn up Owlcotes Road next to Hillfoot Surgery. Pedestrians already struggle to cross the road.

Poor access on a very busy Owlcotes Road and a busy Galloway Lane on a morning.

Site 2120 scores 14 across the review and is supported by the ecology officer. This doesn't make sense when site 3039 which is on the other side of Waterloo Road/Galloway Lane scores poorly and has biodiversity comments that do not support the proposal.

It is erroding the difference between Leeds & Bradford.

The above site is a strip of land between the existing Hillfoot Estate and the railway line / Tunnel and has electricity power line issues and noise issues from the proximity of the Leeds to Bradford rail traffic.

This area be reserved for future potential use as a link road between A650 and A647 to complete the Leeds outer ring road.

This land has deliberately allowed to deteriorate for reasons of land value.

#### WYCA

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

Buses Per Hour

Access to Primary Schools

Access to Secondary Schools

Access to Primary Health

154 4 Yes Yes Yes

Comments on phasing

**DPP Allocation** 

Preferred housing allocation

**DPP Allocation Conclusion** 

Largely unused and unkempt area of land within residential area. New residential development has recently been built on the western boundary. Railway line runs along western side of site (capacity reduced to reflect this). Electricity pylon in central area of site. Existing derelict building on the road frontage. No Highways issues raised.

# 2121 Calverley Lane, Farsley

Site Details								
Easting	421551	Northing	435828	Site area ha	2.8	SP7	Main Urban Area Extension	
HMCA	IMCA Outer West					Ward	Calverley a	nd Farsley

# **Site Characteristics**

Site type Greenfield

On-site land uses

Agriculture

Post and Telecom

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

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

Description

Triangular shaped site consisting of a single field currently with an agricultural use. Road frontage on the northern and eatern sides, to the south the site links to residential development. There is a pylon on the north east boundary with wires that run across the site. Some trees line the boundaries of the site but there are no other features of note.

# **Greenbelt Assessment - Not Required**

#### 1. Check the unresticted 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?	ı
Do features provide bound	daries to contain the development?	
Coalescence Conclusion		

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

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

Encroachment Conclusion

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

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

Character Conclusion

# **Outer West** 2121 Calverley Lane, Farsley 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) Poor public transport. Good accessibility to health services and primary /secondary schools. 3 Access comments Good frontage onto adopted highway, requires footways. 4 Local network comments Congestion on Ring Road. 3 Total score Mitigation measures Public transport bus improvements, link with other sites, footway works, improvements to highways and ring road connections. 10 Highways site support Yes but only with public transport improvements, link with other sites, and highway works. Contingent on other sites Need to combine with 1114 and 1110 Contingent on other sites Need to combine with 1114 and 1110 **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 and on historic landfill site. See comments in main text of our response.

#### **Outer West**

#### 2121 Calverley Lane, Farsley

LCC

Ecology support Supported

Supported

Ecology boundary

#### **Education comments**

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

Flood Risk

Flood Zone 1

#### Utilities

Gas

Electric

Fire and Rescue

Telecoms

#### Other

# English Heritage

This site adjoins the boundary of the Farsley Conservation Area.

In view of the duty on the Council to preserve or enhance the character or appearance of its Conservation Areas including their setting, there will need to be some assessment of what contribution this area makes to the landscape setting of the Conservation Area. If this area does make an important contribution to the character of the Conservation Area, then the plan would need to explain why its loss and subsequent development is considered to be acceptable.

If allocated, development

proposals would need to ensure

that those elements which

contribute to the character of

that part of the adjacent Conservation Area are not

harmed

#### Natural England

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

Planning History	Applications since 1/1/2009, covering more than 50% of the site $\frac{1}{1}$		
App Number	Proposal	Decision	% of site
13/04824/OT	Outline application for development of circa 70 dwellings, including access works	Α	100

Spatial	relat	ionship	S
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**UDP Designations** 

**Core Strategy** 

# 2121 Calverley Lane, Farsley

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		
Sch. Ancient Mon.	0.00	

Main Urban Area	0.04	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>~</b>	
	_	

# Regeneration Areas

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

# Other Spatial Relationship

LCC ownership %	0.01
Nearest train station Ne	w Pudsey
Nearest train station distance (m)	1579.19
Nearest bus stop	1151
Nearest bus stop distance (m)	424.90
Agricultural classification G	rade 3
Overlaps SSSI	
Overlaps SEGI	$\exists$
Overlaps SEGI	
Overlaps LNR	
Overlaps Conservation Area	<u> </u>
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	$\vdash$
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	✓
Overlaps Fot. Containination	
Overlaps Minerals Safeguarded	l l
Overlaps Minerals Safeguarded 100m	<b>1</b>

## 2121 Calverley Lane, Farsley

#### Conclusions

Issues and Options Summary

Designated as PAS (Protected Area of Search) on the existing UDP, not within the Green Belt. This is part of a larger area and should be considered alongside 1114 & 1110, both also PAS sites. Whilst the sites have links to the settlement and are relatively close to Farnley town centre the UDP Review Inspector commented that the urban edge of Farnley is clear and well defined and this area forms part of a an important tract of open land and could contribute to Green Belt purposes. The Inspector was clear that these factors should be considered at plan review as part of a comprehensive assessment of potential sites. There is an electricity pylon on this site with cables that run across. Highways issues to resolve, access possible but poor accessibility - development would best be combined with adjacent sites.

Site affects others?

Sustainability summary

Significant negative - greenfield site. Minor negative - ecology mitigation. Minor positive - access to schools, leisure and greenspace and flood risk.

#### Summary of reps

Anti

Since the introduction of new traffic lights at Pudsey railway station which causes long tailbacks into Bradford, calverley Lane is used as a "rat run" which is not acceptable.

If you drive from the outer ring road from Horsforth into Farsley then up to the Leeds / Bradford road to Dawsons comer, then turn right onto the outer ring road up to Horsforth you will find that this triangle of

road usage is at capacity already.

The road systems in Farsley and the surrounding area are average at best. Particular hotspots are around Farsley Town Street, Bagley Lane, Around the Owlcoates Rounadbout and in particular Rodley Lane.

Sites strategically separate the unique communities of Farsley and Rodley and form an integral part of an increasingly narrow green space between Bradford and Leeds.

Many projects already approved have yet to be completed, or even started (Clariant 550+ houses).

Pro

In our view development of Site 2121 for housing can (and should) be considered on its merits independently from the larger Sites 1110 (Land at Rodley) and 1114 (Land at Kirklees Knowl). It is physically self-contained, and GID's proposal would not prejudice the delivery of Sites 1110 and 1114. There is no basis in law or policy to require it to be combined with these sites.

# English Heritage

This site adjoins the boundary of the Farsley Conservation Area. In view of the duty on the Council to preserve or enhance the character or appearance of its Conservation Areas including their setting, there will need to be some assessment of what contribution this area makes to the landscape setting of the Conservation Area. If this area does make an important

contribution to the character of the Conservation Area, then the plan would need to explain why its loss and subsequent development is considered to be acceptable. If allocated, development proposals would need to ensure that those elements which contribute to the character of that part of the adjacent Conservation Area are not harmed.

**WYCA** 

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

430 9 No No No

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

# 2123 Low Moor Side, New Farnley

Site Details							
Easting	424553	Northing	430894	Site area ha	5.7	SP7	Other Rural Extension
HMCA	HMCA Outer West		Ward	Farnley and	Wortley		

#### **Site Characteristics**

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Dwellings

Other land uses - None

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

Description

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

# **Greenbelt Assessment - Not Required**

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

•	•	
Would development lead to/const	titue ribbon development?	
Would development result in an is	solated development?	
Is the site well connected to the I		
Would development round off the		
Is there a good existing barrier be and the undeveloped land?	etween the existing urban area	
Unrestricted Sprawl Conclusion		

#### 2. Prevent neighbouring towns from merging

<del>-</del>		
Would development lead t		
Do features provide bound		
Coalescence Conclusion		•

# 3. Assist in safeguarding the countryside from encroahment

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

**Encroachment Conclusion** 

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

	-	
Site within/adjacent to		
Can development pres		
Character Conclusion		

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

# **Outer West** 2123 Low Moor Side, New Farnley **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) Poor 2 Access comments Access achievable, better to use Low Moor Sdie Lane than Walsh Lane 4 Local network comments A58 congestion 3 Total score Mitigation measures 9 Highways site support Yes Contingent on other sites Contingent on other sites **Highways Agency** Impact **Network Status** Comments Awaited **Network Rail Yorkshire Water** Treatment Works Knostrop Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study. **Environment Agency**

Constraints

**Ecology support** 

LCC

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

# **Outer West**

# 2123 Low Moor Side, New Farnley Ecology boundary Education comments Flood Risk Flood Zone 1. Public (combined) sewer located inside NW boundary. Culvert located in Northern tip of the site. Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage

Spatial relationships

**Planning History** 

**App Number** 

<b>UDP Designations</b>		
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		
Sch. Ancient Mon.	0.00	

**Proposal** 

Core Strategy	

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

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>✓</b>	

% of site

Decision

Regeneration Areas	•

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

# Other Spatial Relationship

LCC ownership %	9.46
-----------------	------

# 2123 Low Moor Side, New Farnley

Nearest train station	Cottingley
Nearest train station distance	m) 2949.07
Nearest bus s	top 4741
Nearest bus stop distance	m) 184.87
Agricultural classificat	ion Urban
Overlaps S	SSI
Overlaps S	EGI 🗌
Overlaps I	.NA
Overlaps I	NR
Overlaps Conservation A	rea
Overlaps Listed Build	ing
Overlaps Strat. Employment bu	fer
Overlaps Public Right of V	<b>√</b>
Overlaps SFRA Flood Z	one
Overlaps EA Flood Z	one
Overlaps HSE Major Haz	ard
Overlaps HSE Gas Pipe	ine
Overlaps Pot. Contamina	ion 🗸
Overlaps Minerals Safeguarded	
Overlaps Minerals Safeguarded 100m	

## 2123 Low Moor Side, New Farnley

#### Conclusions

Issues and Options Summary

Designated as PAS (Protected Area of Search) on the existing UDP, not within the Green Belt. Strong links to settlement, road frontage and well contained by existing development. Access achievable, better to use Low Moor Sdie Lane than Walsh Lane, poor accessibility.

Site affects others?

Sustainability summary

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

#### Summary of reps

Anti

Access onto Low Moor Side - this is not a very wide road and in many stretches you have to stop when there is traffic coming towards you to let it pass.

The junction at the Woodcock Pub end is narrow and Lawns Lane is also very narrow near the Farnley Park / Lawns Park schools and is not designed for more traffic.

Burnt Side Road and Walsh Lane would be used as 'rat runs'.

Walsh Lane has no footpaths and a blind bend.

The exit from the proposed site would be joining existing traffic from the housing estate consisting of hundreds of houses at Maple Drive, Barkers Well, Stephensons Way, Play Ground, Newton Square, Well Home, Low Moor Side, Wolly Avenue, Castle Ings and Walsh Lane. The land is pock marked with mine shafts where slate was once extracted.

Designated butterfly sanctuary.

Near Listed Building.

Only 1 bus route along Whitehall Road which is less than adequate.

There is only one field separating new farnley from old Farnley.

The Village Design Statement now has the status of a supplementary planning document and, as such, means that any development plan for New Farnley should involve full consultation with the local community. However, there has been no consultation prior the publication of the Site Allocations Plan.

#### **WYCA**

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

Buses Per Hour

Access to Primary Schools

Access to Secondary Schools

Access to Primary Health

191 7 Yes Yes Yes

Comments on phasing

DPP Allocation

Safeguarded land (PAS)

DPP Allocation Conclusion

Designated as PAS (Protected Area of Search) on the existing UDP, not within the Green Belt. Strong links to settlement, road frontage and well contained by existing development.

### 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	l 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 unresticted sprawl of large built up areas

Would development lead to/cons	titue ribbon development?	No	
Would development result in an i	solated development?	Yes	
Is the site well connected to the I	ouilt up area?	No	
Would development round off the	e 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 unrestri	cted sprawl	

### 2. Prevent neighbouring towns from merging

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

### 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 pres	erve this character?	
Character Conclusion	No effect on the setting and special character of histor	ic 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.

## 2159 Whitehall Road, Craven Park, 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				Rank (1-5)
Good accessibility for employment and health	but very poor ac	cessibility for secondary a	and primary education	3
Access comments				
Site 1171 required for access				3
Local network comments				
Congestion on Outer Ring Road and M621				3
Mitigation measures				Total score
Singalisation of access junction and Ring Road	roundabout, pos	ss mitigation for M621		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				Rank (1-5)
Good				5
Access comments				
No direct access, would need site 1177A				1
				1
Local network comments				
A58 congestion				3
Mitigation measures				Total score
combine with 1171A				
				9
Highways site support				
no				
Contingent on other sites				
1171A				

## 2159 Whitehall Road, Craven Park, Farnley Contingent on other sites 1171A **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 Ecology boundary Education comments Flood Risk Flood Zone 1 **Utilities** Gas Electric Fire and Rescue Telecoms Other English Heritage

Natural England

Outer West						
2159 Whitehall Road, Craven Park, Farnley						
App Number	Proposal		Decision	% of site		
Spatial relationsl	hips					
UDP Designa	ations	Core Strategy				

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

% 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

## Other Spatial Relationship

LCC ownership S	6 0.00
Nearest train station	Cottingley
Nearest train station distance (n	1964.12
Nearest bus sto	p 1023
Nearest bus stop distance (n	327.23

### Agricultural classification Grade 3

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	П
Overlaps EA Flood Zone	$\overline{\Box}$
Overlaps HSE Major Hazard	$\bar{\Box}$
Overlaps HSE Gas Pipeline	$\overline{\Box}$
Overlaps Pot. Contamination	<u></u>
Overlaps Minerals Safeguarded	
Over laps will let als safequal ded	

Overraps 5551	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	$\overline{\Box}$
Overlaps Pot. Contamination	
	,
Overlaps Minerals Safeguarded	
Overlaps Minerals Safeguarded 100m	

### 2159 Whitehall Road, Craven Park, Farnley

### 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	424216	Northing	430084	Site area ha	10.9	SP7	Other Rural Extension	
HMCA	Outer South	West, Out	er West		Ward	Ward Farnley and Wortley		

#### **Site Characteristics**

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Outdoor amenity and open space

Dwellings

Other land uses - None

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

### Description

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

#### **Greenbelt Assessment**

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

Would development lead to/cons	No		
Would development result in an	Yes		
Is the site well connected to the	Is the site well connected to the built up area?		
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 unrestric	cted 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 encroahment

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   Marginal effect on the setting & special character could be mitigated against through appropriate detailed design				

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

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

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

SHLAA conclusions				
Availability: Short (=<5 yrs)	Suitability	LDF to determine	Achievahility:	Longterm (11+yrs)
Availability. Short (=<5 yis)	Suitability.	LDF to determine	Acilievability.	Longleim (TT+yrs)
Summary of infrastructure provide	er comments			
LCC Highways Comments				
Public transport accessibility comments				Rank (1-5)
Access point makes site remote from most fa	acilities.			
				2
Access comments  No safe access possible at location that the s	ita maata tha high	way at the Whitehall D	lood / Cildorcomo Lano juncti	on.
No sare access possible at location that the s	nte meets the nigh	iway at the whitehali R	toad / Gildersome Lane Juncti	1
Local network comments				
A58 congestion				2
				3
				Total score
Mitigation measures				
				6
Highways site support				
No				
Contingent on other sites				
Contingent on other sites				
Contingent on other sites				
Highways Agency				
Impact No material impact Ne	twork Status	No objection		
Network Rail				
Yorkshire Water				
Treatment Works Knostrop  Knostrop High and Low level are large works	which some the	oulk of Loods Thorois	capacity for significant dovole	upment at Knostron High and Low
level. Development that will connect to the p	ublic sewer syster	m needs to be co-ordin	ated with Yorkshire Water's A	sset Management Plans (AMP) to
ensure the necessary infrastructure and capa 2020. Phasing is one method used to ensure	city can be provid	led to serve the site. T	he forthcoming AMP(6) will rule.	un from April 2015 to March
represent a 10% or greater increase in popu	lation served by th	ne works should take in	ito account available sewerag	e and WwTW capacity. If a
developer wants to bring a site forward befo contributions. The amount would be determ				for the developer to provide
	j a aovoiop		<b>J</b>	
Environment Agency				

LCC	
Ecology support	Supported with mitigation
corridor and UK BAP p	tion. The southern boundary of this proposed allocation lies along the Farnley Wood Beck. This is an important wildlife viority habitat which should be protected and enhanced by providing a minimum buffer from development of 20 metres. There erows that should be protected and enhanced.
Ecology boundary	
Education comments	
Flood Risk	
Flood Zone 1. Farnley	Wood Beck runs along Southern boundary. Known flooding problems 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
13/02570/DAG	Agricultural Determination for detached implement store and barn	Α	100

## Spatial relationships

<b>UDP Designations</b>		
N32 Greenbelt	99.90	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		

Core Strategy		
Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>V</b>	

0 00	1
0.00	% overlap
0.00	
0.00	
0.00	
0.00	
	0.00

Sch. Ancient Mon.	0.00

## Other Spatial Relationship

Other Spatial Relationshi	ip
LCC ownership %	0.00
Nearest train station	Cottingley
Nearest train station distance (m)	3168.05
Nearest bus stop	6177
Nearest bus stop distance (m)	281.94
Agricultural classification	Grade 3
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	<b>✓</b>
Overlaps LNR	
Overlaps Conservation Area	<b>✓</b>
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	<b>✓</b>
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	<b>□</b>
Overlaps Pot. Contamination	<b>✓</b>
Overlaps Minerals Safeguard	ed

Overlaps Minerals Safeguarded 100m

### Conclusions

Issues and Options Summary

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

Site affects others?

Sustainability summary

Significant negative - greenfield site. Minor negative - access to leisure, community participation, access to greenspace, ecology mitigation, greenhouse emissions, transport network and accessibility. Minor positive - flood risk.

Summary of reps

**WYCA** 

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

Distance to Core Network (Centre of site)

Buses Per Hour

Access to Primary Schools Access to Secondary Schools Access to

Primary Health

344

Yes

Yes

Comments on phasing

**DPP Allocation** 

Not proposed as housing allocation

**DPP Allocation Conclusion** 

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

Site	Details	
,,,,	Details	

Easting	419375	Northing	433163	Site area ha	1.6	SP7	Main Urban Area Extension
HMCA	HMCA Outer West		Ward	Calverley a	nd Farsley		

### **Site Characteristics**

Site type Mix 70:30

On-site land uses

Storage

Vacant land

Neighbouring land uses

Dwellings

Vacant land

Transport tracks and ways

Other land uses - None

Topo	graphy	Undulating	Landscape	Limited Tree Cover
Boun	daries	Partially well-defined	Road front	Yes

### Description

The southern section of the site is an occupied employment site, currently used as a garage and for vehicle strorage. Past this to the north is vacant scrub land. The northern section borders more unused land but this is raised higher than the site creating a natural boundary. Road frontage runs along the western border with residential development on the other side, opposite to the east is a row of trees with a railway line beyond. To the south is more employment.

### **Greenbelt Assessment**

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

Would development lead to/constitue	e ribbon development?	No
Would development result in an isola	No	
Is the site well connected to the built	Yes	
Would development round off the set	Partial	
Is there a good existing barrier between and the undeveloped land?	Yes	
Unrestricted Sprawl Conclusion Lo	w potential to lead to unrestric	cted sprawl

### 2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?		Yes
Do features provide boun	daries 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	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 pres	erve this character?		
Character Conclusion No effect on the setting and special character of hi		ic features		

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

Site is part brownfield, well contained and well connected to the built up area.

#### **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) Average public transport accessibility. Good access to health services, primary and secondary education. Access comments Access achievable on Dick Lane but with signals or access works 4 Local network comments Local spare capacity, cumulative congestion likely on A647 4 Total score Mitigation measures Access works, possible public transport improvements, possible capacity contributions. 12 Highways site support Yes Contingent on other sites

### **Highways Agency**

Contingent on other sites

Impact	No material impact	Network Status	No objection
n/a			

### **Network Rail**

General asset protection issues

### Yorkshire Water

Treatment Works Knostrop

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

### **Environment Agency**

Constraints

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

LCC			
Ecology support	Supported		
Supported	1 - 17		
Ecology boundary			
Education comments			
Flood Risk			
	part of site susceptible to surface water flooding.		
Utilities			
Gas			
Electric			
	1		
Fire and Rescue			
T. I.	7		
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 L	)esigr	nations
-------	--------	---------

<b>g</b>		
N32 Greenbelt	72.28	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	16.29	
N8 Urban Green Corridor	0.00	
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**

	0.00
Main Urban Area	0.00
Major Settlement	0.00
Minor Settlement	0.00
Overlaps Urban Extension	<b>~</b>

% overlap

## Regeneration Areas

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

### Other Spatial Relationship LCC ownership % 0.00 Nearest train station **New Pudsey** Nearest train station distance (m) 2097.82 4242 Nearest bus stop Nearest bus stop distance (m) 89.54 Agricultural classification Urban Overlaps SSSI Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps Conservation Area Overlaps Listed Building Overlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination **✓** Overlaps Minerals Safeguarded

Overlaps Minerals Safeguarded 100m

### Conclusions

Issues and Options Summary

The site is partly brownfield, currently in employment use and partly Green Belt and designated in the existing UDP as N6 (protected playing pitch). It is considered that the site could be developed without encroaching into the pitch area. There are no physical constraints that would prevent development. The site is well contained by the road and railway line to the east. Would also be suitable for employment. No Highways issues raised.

Site affects others?

Sustainability summary

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

Summary of reps

**WYCA** 

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) Primary Health

Buses Per Hour

Access to Primary Schools Access to Secondary Schools Access to

421 25 No No Nο

Comments on phasing

**DPP Allocation** 

Preferred housing allocation

**DPP Allocation Conclusion** 

The site is partly brownfield, currently in employment use and partly Green Belt and designated in the existing UDP as N6 (protected playing pitch). It is considered that the site could be developed without encroaching into the pitch area. There are no physical constraints that would prevent development. The site is well contained by the road and railway line to the east. Would also be suitable for employment. No Highways issues raised

Site Details							
Easting	420556	Northing	433525	Site area ha	1.2	SP7	Main Urban Area Extension
HMCA	Outer West		Ward	Pudsey			

### **Site Characteristics**

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Dwellings

Agriculture

Other land uses - None

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

### Description

Northern most part of a larger collection of sites. Small site consisting of half a field that slopes east to west, roughly triangular in shape. To the east are the rear gardens of a row of houses, though there is no road access from the site to the highway. The southern section of the site borders a collection of trees whilst the western part cuts through the field with no visible boundary on the ground. No buildings or feature of note on site.

### **Greenbelt Assessment**

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

Would development lead to/const	No	
Would development result in an is	No	
Is the site well connected to the b	No	
Would development round off the	No	
Is there a good existing barrier be and the undeveloped land?	Yes	
Unrestricted Sprawl Conclusion	cted sprawl	

### 2. Prevent neighbouring towns from merging

Would development lead	Would development lead to physical connection of settlements?		
Do features provide boun	No		
Coalescence Conclusion	No merging but there is no defensible bo	undary	

### 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 pres	erve this character?		
Character Conclusion  No effect on the setting and special character of histor		ic features	

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

Relates poorly to settlement, high potential for further sprawl into the green belt.

#### **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 public transport connections, access to health services and primary education. Average accessibility to secondary education.

Rank (1-5)

Access comments

Requires 1195 and 3124 to come forward.

3

Local network comments

Local capacity, congestion in pudsey and A647.

3

Mitigation measures

Improvements to Bradley Lane and access to Waterloo Road, public transport bus stop improvements, footway improvements on Waterloo Road, local capacity improvements may be required.

Total score

Highways site support

Yes with mitigation.

Contingent on other sites

1195 and 3124

Contingent on other sites

1195 and 3124

### **Highways Agency**

Impact	No material in	mpact	Network Status	No objection
n/a				

### **Network Rail**

### Yorkshire Water

Treatment Works Knostrop

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

### **Environment Agency**

Constraints

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

LCC	
Ecology support	Supported with mitigation
Supported but with mroost.	itigation to protect and enhance hedgerow connectivity in the north area which will be used by commuting bats from a nearby
Ecology boundary	
Education comments	
Flood Risk	1
Flood Zone 1. YW pul	olic (combined) sewer crosses Northern tip 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			
09/01759/FU	Detached stable block and tack room	R	96			

## Spatial relationships

UDP Designations		
N32 Greenbelt	99.12	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

## Core Strategy

Main Urban Area	0.88	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>~</b>	

## **Regeneration Areas**

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

## Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	New Pudsey
Nearest train station distance (m)	971.01
Nearest bus stop	11093
Nearest bus stop distance (m)	166.12
Agricultural classification	Grade 3
	1 —
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	<b>✓</b>
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	
Overlaps Minerals Safeguard	ed
Overlaps Minerals Safeguarded 100	)m

### Conclusions

Issues and Options Summary

Green Belt site. The site lies behind residential properties on Waterloo Road. There is no direct access to the site; this would need to be created through existing houses or by development of the site to the south. There is no strong defensible boundary, and development of site could set a precedent for further Green Belt sprawl.

Site affects others?

Site is dependant on sites 3124 and 1195 coming forward to be viable. Mainly for access reasons.

Sustainability summary

Significant negative - greenfield site. Minor negative - ecology mitigation. Minor positive - access to health and greenspace, greenhouse emissions, flood risk and accessibility.

Summary of reps

WYCA

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

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

261 4 Yes Yes Yes

Comments on phasing

DPP Allocation

Not proposed as housing allocation

**DPP Allocation Conclusion** 

Green Belt site. The site lies behind residential properties on Waterloo Road. There is no direct access to the site; this would need to be created through existing houses or by development of the site to the south. There is no strong defensible boundary, and development of site could set a precedent for further Green Belt sprawl.

### 3040 Tyersal Beck, North of Gibralter Mill, Pudsey

Sita Datails			

•	Site Details								
	Easting	420599	Northing	433187	Site area ha	3.5	SP7	Main Urban Area Extension	
	HMCA	Outer West				Ward	Pudsey		

#### **Site Characteristics**

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Other land uses - None

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

### Description

South western part of a larger collection of sites. Long thin site that is set away from the settlement. Sloping east to west, the site is heavily treed on the eastern side and cuts through parts of open fields to the west. Site boundary relates poorly to what is on the ground, with no clear defined boundaries to the south.

### **Greenbelt Assessment**

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

Would development lead to/cons	Yes	
Would development result in an i		
'	<u>'</u>	Yes
Is the site well connected to the	built up area?	No
Would development round off the	No	
Is there a good existing barrier band the undeveloped land?	Yes	
Unrestricted Sprawl Conclusion	cted sprawl	

### 2. Prevent neighbouring towns from merging

Would development lead	No
Do features provide boun	No
Coalescence Conclusion	undary

### 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	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 histor	ic features

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

Isolated site that is set away from the settlement. Relates poorly to the built environment and would impact on the countryside. High potential for

**Environment Agency** 

## 3040 Tyersal Beck, North of Gibralter Mill, Pudsey further sprawl **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 Good public transport connections. Good access to health services and primary education. Average accessibility to secondary 4 education. Access comments Requires 1195 and 3124 to come forward. 3 Local network comments Local capacity, congestion in pudsey and A647. 3 Total score Mitigation measures Improvements to Bradley Lane and access to Waterloo Road, public transport bus stop improvements, footway improvements on 10 Waterloo Road, local capacity improvements may be required. Highways site support Yes with mitigation Contingent on other sites 1195 and 3124 Contingent on other sites 1195 and 3124 **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.

Constraints

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

LCC

Ecology support Not supported

Not supported (RED). No site-specific designations but Tyersall Beck and well wooded strip and scrub, UK BAP Priority Habitat (potential Leeds

# 3040 Tyersal Beck, North of Gibralter Mill, Pudsey Habitat Network). Will be valuable to protected species such as bats. Ecology boundary **Education comments** Flood Risk Largely Flood Zone 1. Tyersall beck runs along Eastern 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 % of site **App Number** Proposal Decision

### Spatial relationships

<b>UDP Designations</b>		
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		
Sch. Ancient Mon.	0.00	

## Core Strategy

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

### **Regeneration Areas**

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

## 3040 Tyersal Beck, North of Gibralter Mill, Pudsey

LCC ownership %	0.00
Nearest train station N	ew Pudsey
Nearest train station distance (m)	1239.16
Nearest bus stop	11093
Nearest bus stop distance (m)	281.93
Agricultural classification	Grade 3
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	✓
Overlaps SFRA Flood Zone	<b>✓</b>
Overlaps EA Flood Zone	<b>✓</b>
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<b>✓</b>
Overlaps Minerals Safeguarde	ed
Overlaps Minerals Safeguarded 100	m

### 3040 Tyersal Beck, North of Gibralter Mill, Pudsey

### Conclusions

Issues and Options Summary

Green Belt site. Isolated from the urban area, development would represent a significant incursion into Green Belt unrelated to the existing settlement form, separated by a dense line of trees with no access to the site or road frontage.

Site affects others?

Sustainability summary

Significant negative - greenfield site, ecology objection and flood risk. Minor negative - landscape. Minor positive - access to health and greenspace, greenhouse emissions and accessibility.

Summary of reps

WYCA

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

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

316 8 Yes Yes Yes

Comments on phasing

DPP Allocation

Not proposed as housing allocation

**DPP Allocation Conclusion** 

Green Belt site. Isolated from the urban area, development would represent a significant incursion into Green Belt unrelated to the existing settlement form, separated by a dense line of trees with no access to the site or road frontage.

Site Details							
Easting	420804	Northing	433183	Site area ha	2.9	SP7	Main Urban Area Extension
HMCA	Outer West				Ward	Pudsey	

### **Site Characteristics**

Site type Mixed

On-site land uses

Agriculture

Dwellings

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

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

### Description

Site can be split into two broad sections. The north west section contains existing residential development. This is separated from the rest of the site by a narrow road which runs through the centre of the site and then along the western boundary. The other section (to the south of the road) consists of scrub land set on a steep slope. Trees are prominent on the slope, especially just above the road.

### **Greenbelt Assessment**

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

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

### 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?	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 feature		c features	

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

Part green belt site. This section performs poorly in GB terms. High potential for sprawl as it extends into the countryside, doesn't relate well to settlement.

SHLAA conclusions					
Availability: Unknow	vn	Suitability:	LDF to determine	Achievability: Longterm (11-	-yrs)
Summary of infra	astructure provi	der comments			
LCC Highways Com	ments				
Public transport acces	sibility comments				Rank (1-5)
Good accessibility all r	round.				4
Access comments					
Requires 1195 and 31	24 to come forward,	unsuitable to have a	access on private road	of Gibraltar Road.	3
Local network comme					
Local capacity, conges	stion in pudsey and A	.647.			3
Mitigation measures					Total score
Improvements to Brac				op improvements, footway improvements on ired, local capacity improvements may be	10
Highways site support	t				
Yes with mitigation					
Contingent on other si	ites				
1195 and 3124					
Contingent on other si	ites				
1195 and 3124					
Highways Agency					
Impact No material i	impact I	Network Status	No objection		
n/a					
Network Rail					
Yorkshire Water					
Treatment Works	Knostrop				

# 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.		mments in main text of our response.

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

LCC	
Ecology support	Not supported
Not supported (RED) valuable willdife corr	). No site-specific designations but acidic grassland or other semi-improved grassland present and also scrub which provides a ridor.
Ecology boundary	
Supported with mition required to ensure in the contract of th	gation if Red hatched area excluded and boundary substantially amended as per drawing RM/3041. Mitigation will still be mpacts on adjacent habitats are addressed.
Education comments	S The state of the
Flood Risk	
Largely Flood Zone 1	1. Tyersal beck runs along SW boundary. Numerous 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		
obi besignations		
N32 Greenbelt	62.61	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.01	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy								
	Main Urban Area	37.39						
	Major Settlement	0.00						
	man or barring	07.07						

Main Urban Area	37.39	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>✓</b>	

<b>Regeneration Areas</b>		
Inner South RA	0.00	% overlap
LB Corridor RA	100.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

## Other Spatial Relationship

LCC ownership %	0.08
Nearest train station N	lew Pudsey
Nearest train station distance (m)	1170.17
Nearest bus stop	7443
Nearest bus stop distance (m)	204.85
Agricultural classification	Grade 3
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	<b>✓</b>
Overlaps SFRA Flood Zone	<b>✓</b>
Overlaps EA Flood Zone	<b>' ' ' ' '</b>
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<b>✓</b>
Overlaps Minerals Safeguarde	ed
Overlaps Minerals Safeguarded 100	m

### **Conclusions**

Issues and Options Summary

Part of the site is within the urban area and has existing houses on it. The rest is set in the Green Belt, on steep sloping areas with poor access. Development would represent a significant incursion into Green Belt, unrelated to the existing settlement form. Gibraltar Road unsuitable for access

Site affects others?

Sustainability summary

Significant negative - greenfield site, ecology objection and flood risk. Minor negative - landscape. Minor positive - access to schools, health and greenspace, greenhouse emissions and accessibility.

Summary of reps

**WYCA** 

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

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

199 8 Yes Yes Yes

Comments on phasing

**DPP Allocation** 

Not proposed as housing allocation

**DPP Allocation Conclusion** 

Part of the site is within the urban area and has existing houses on it. The rest is set in the Green Belt, on steep sloping areas with poor access. Development would represent a significant incursion into Green Belt, unrelated to the existing settlement form. Gibraltar Road unsuitable for access.

### 3048 Land to rear of Kent Close, Pudsey

Site Details									
Easting	423284 Northing 433124 Site area ha					2	SP7	Main Urban Area Extension	
HMCA	HMCA Outer West					Ward	Pudsey		

### **Site Characteristics**

Site type Greenfield

On-site land uses

Vacant land

Neighbouring land uses

Dwellings

Vacant land

Agriculture

Other land uses - None

Topography		Landscape	Limited Tree Cover
Boundaries	Poorly defined	Road front	No

Description

Greenfield site. Predominantly rough grassland with a residential property in the north west corner.

### **Greenbelt Assessment**

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

Would development lead to/cons		
Would development result in an i		
Is the site well connected to the		
Would development round off the	No	
Is there a good existing barrier b and the undeveloped land?	Yes	
Unrestricted Sprawl Conclusion High potential to lead to unrestrict		cted sprawl

### 2. Prevent neighbouring towns from merging

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

### 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	
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 Site performs an important role in safeguarding from encroachment

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

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

Character Conclusion

### 3048 Land to rear of Kent Close, Pudsey

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

Site is within the Green Belt and development would lead to unrestricted urban sprawl.

SHLAA conclusions					
Availability: Unknown		Suitability:	LDF to determine	Achievability: Lo	ngterm (11+yrs)
Summary of infrastro	ucture provider	comments			
LCC Highways Commen					
Public transport accessibilit		1			Rank (1-5)
Poor public transport acces		s to health servic	es and primary / seco	ondary education.	3
Access comments					
No frontage onto adopted	highway, requires d	evelopment of a	djacent land but not p	oreferred site.	2
Local network comments		]			
Local congestion on Outer	Ring Road and Puds	sey.			3
		]			Total score
Mitigation measures Public transport bus improv	vements, footway ir	 mprovements on	Hough Side Road, po	ssible capacity works on local high	
Highways site support		]			
No					
Contingent on other sites					
Yes with 1060 and 1213					
Contingent on other sites					<del></del>
Yes with 1060 and 1213					
Highways Agency					
Impact	Netv	vork Status			
			1		
Network Rail					
Yorkshire Water					
Treatment Works					
<b>Environment Agency</b>					
Constraints					
LCC					
Ecology support					

### **Outer West**

3048 Land	to rear of Kent Close, Pudsey		
Ecology boundary			
Education comments			
Flood Risk			
Utilities			
Gas			
Electric			
Licetile			
Fire and Rescue			
Telecoms			
Telecoms			
Other			
English Heritage			
Natural England			
ivaturai Erigiariu			
	A II di 1000		
Planning History	Applications since 1/1/2009, covering more than 50% of the site		
App Number	Proposal	Decision	% of site

## Spatial relationships

<b>UDP Designations</b>		
N32 Greenbelt	99.50	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	
Overlaps N37 SLA	0.00	

Core Strategy		
Main Urban Area	0.50	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	

Overlaps Urban Extension

West Leeds Gateway

Overlaps Urban Extension	✓	
Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	100.00	
EASEL RA	0.00	
Aire Valley RA	0.00	

0.00

## Other Spatial Relationship

LCC ownership %	0.00
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## 3048 Land to rear of Kent Close, Pudsey

Nearest train station		Bramley
Nearest train station distance (	(m)	1454.53
Nearest bus s	top	6956
Nearest bus stop distance (	(m)	249.91
Agricultural classificat	ion (	Grade 3
Overlaps S	SSI	
Overlaps Si	EGI	
Overlaps L	.NA	
Overlaps L	.NR	
Overlaps Conservation A	rea	
Overlaps Listed Build	ing	
Overlaps Strat. Employment but	ffer	
Overlaps Public Right of V	Vay	<b>✓</b>
Overlaps SFRA Flood Zo	one	
Overlaps EA Flood Zo	one	
Overlaps HSE Major Haz	ard	
Overlaps HSE Gas Pipel	ine	
Overlaps Pot. Contaminat	ion	<b>✓</b>
Overlaps Minerals Safegu	ıarde	d
Overlaps Minerals Safeguarded	100r	m 🗍

### 3048 Land to rear of Kent Close, Pudsey

### Conclusions

**Issues and Options Summary** 

Site would lead to unrestriced urban sprawl.

Site affects others?

Sustainability summary

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

Summary of reps

English Heritage

Oddy's locks (at the southwestern corner of this site) and Castleton Mill (to the south) are Grade II Listed Buildings. There is a requirement in the 1990 Act that "special retard" 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.

WYCA

We agree that these sites would not be suitable for housing development.

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

Primary Health 583 10 Yes Yes Yes

Comments on phasing

**DPP Allocation** 

Not proposed as housing allocation

**DPP Allocation Conclusion** 

Development of site would lead to unresitrcted urban sprawl into the Green Belt.

### 3050 Equestrian Centre, Acres Hall Avenue, Pudsey

Site Details	
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Easting	423394	Northing	432753	Site area ha	3.2	SP7	Main Urban Area Extension
HMCA	Outer West				Ward	Pudsey	

#### **Site Characteristics**

Site type Greenfield

On-site land uses

Agriculture

Dwellings

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

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

#### Description

Majority of site is in agricultural use consisting of several fields. The site slopes downwards north to south. In the south west corner is an old farmhouse and other outbuildings, no other buildings are located on the site. Roads run along the southern and western boundary. To the north the site abuts some residential development, and to the east of this it wraps around an existing livery stables which also links to a further access point. The eastern boundary is poorly defined cutting across existing fields.

#### **Greenbelt Assessment**

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

Would development lead to/const	Would development lead to/constitue ribbon development?		
Would development result in an is	No		
Is the site well connected to the I	Is the site well connected to the built up area?		
Would development round off the	Would development round off the settlement?		
Is there a good existing barrier be and the undeveloped land?	No		
Unrestricted Sprawl Conclusion High potential to lead to unrestr		cted 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 by	oundary

### 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	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?	Yes	
Can development pres	erve this character?		
Character Conclusion	Marginal effect on the setting & special character, could be mitigated against through appropriate detailed design		

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

Site has good links to the built up area. Well contained by the road to the west and south, however, development may lead to further sprawl to the east as there is no defensible boundary.

SHLAA conclusions				
Availability: Unknown	Suitability	: LDF to determine	Achievability: Longterm (11+yrs	s)
Summary of infrastructure prov	vider comments			
LCC Highways Comments				
Public transport accessibility comments				Rank (1-5)
Poor public transport accessibility. Good a	access to health serv	rices and primary/ second	ary education.	3
Access comments				
Good frontage onto adopted highway fro	m two sides			5
Local network comments				
Local congestion on Outer Ring Road and	l Pudsey			3
Mitigation measures				Total score
Public transport bus improvements, poss	ible capacity works	on local highway.		11
Highways site support				
Partial Yes with mitigation and improvem	nents in public transp	port.		
Contingent on other sites				_
Yes with 1060, 3048, 1213, 3050				
Contingent on other sites				7
Yes with 1060, 3048, 1213, 3050				
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.

Supported	Supported		
Ecology boundary			
Education comments			
Flood Risk			
	ic (surface water) sewer runs just inside Southern boundary.		
<b>Utilities</b> Gas			
Ods			
Electric			
Fire and Rescue			
Telecoms			
Telecoms			
Other			
English Heritage			
Natural England			
Planning History A	pplications since 1/1/2009, covering more than 50% of the site		
App Number	Proposal	Decision	% of site

## Spatial relationships

# **UDP Designations**

<b>3</b>		
N32 Greenbelt	99.97	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.34	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

# **Core Strategy**

Main Urban Area	0.03
Major Settlement	0.00
Minor Settlement	0.00
Overlaps Urban Extension	<b>~</b>

% overlap

# **Regeneration Areas**

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

# Other Spatial Relationship

LCC ownership %	1.64
Nearest train station	Bramley
Nearest train station distance (m)	1754.97
Nearest bus stop	9845
Nearest bus stop distance (m)	106.71
Agricultural classification	Grade 2
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	<b>✓</b>
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	<b>✓</b>
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<b>✓</b>
Overlaps Minerals Safeguard	ed
Overlaps Minerals Safeguarded 100	)m

#### Conclusions

Issues and Options Summary

Green Belt site. The site is well related to the existing urban area. There is a Listed Building on site which would need to be taken into consideration at detailed design stage. Good access from Troydale Lane.

Site affects others?

Sustainability summary

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

Summary of reps

Anti

Listed Building on site.

WYCA

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

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

939 5 Yes Yes Yes

Comments on phasing

DPP Allocation

Preferred housing allocation

**DPP Allocation Conclusion** 

Green Belt site. The site is well related to the existing urban area. There is a Listed Building on site which would need to be taken into consideration at detailed design stage. Good access from Troydale Lane.

#### 3121 Tyresal Lane

,	Site Details							
	Easting	419782	Northing	433049	Site area ha	0.9	SP7	Main Urban Area Infill
HMCA Outer West		Ward	Pudsey					

#### **Site Characteristics**

Site type Greenfield

On-site land uses

Vacant land

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

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

Description

Grassland that adjoins residential development to south and west. No constraints on site.

#### **Greenbelt Assessment - Not Required**

#### 1. Check the unresticted 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 t		
Do features provide boundaries to contain the development?		
Coalescence Conclusion		

#### ${\bf 3.}\ Assist\ in\ safeguarding\ the\ countryside\ from\ encroahment$

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

**Encroachment Conclusion** 

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

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

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

#### 3121 **Tyresal Lane**

# **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) Poor public transport and health service connection. Good access to primary / secondary education. 3 Access comments Access onto Tyersal Close acheivable but requires footway works. 4 Local network comments Local spare capacity, cumulative congestion likely on A647. 4 Total score Mitigation measures Footway works. 11 Highways site support No due to poor 15 min public transport and health accessbility. Contingent on other sites 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.

LCC	
Ecology support	Supported
Supported	

3121 Tyre	esal Lane		
Ecology boundary			
OS y			
Education comment	S		
Flood Risk			
Flood Zone 1			
Utilities			
Gas			
Electric			
Fire and Rescue			
Telecoms			
Other English Heritage			
Liigiisii Heritage			
Natural England			
reater at England			
Planning History	Applications since 1/1/2009, covering more than 50% of the site		
App Number	Proposal	Decision	% of site

# Spatial relationships

<b>UDP Designations</b>		
N32 Greenbelt	0.05	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
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	<b>✓</b>	

# **Regeneration Areas**

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

# Other Spatial Relationship

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

# 3121 Tyresal Lane

Nearest train station  Nearest train station distance		ew Pudsey
	(m)	
		1845.78
Nearest bus	stop	12780
Nearest bus stop distance	(m)	198.94
Agricultural classifica	ition l	Jrban
		_
Overlaps		
Overlaps		
Overlaps	LNA	
Overlaps	LNR	
Overlaps Conservation	Area	
Overlaps Listed Bui	ding	
Overlaps Strat. Employment b	uffer	$\overline{\Box}$
Overlaps Public Right of	Way	
Overlaps SFRA Flood	<b>Zone</b>	$\overline{\Box}$
Overlaps EA Flood	<b>Zone</b>	$\Box$
Overlaps HSE Major Ha	zard	
Overlaps HSE Gas Pip	eline	
Overlaps Pot. Contamina	ition	П
Overlana Minanala Cafaa		
Overlaps Minerals Safe		
Overlaps Minerals Safeguarde	d 100r	m 🗸

#### 3121 **Tyresal Lane**

#### Conclusions

Issues and Options Summary

The site is an area of vacant land within the settlement, not within the Green Belt.

Site affects others?

Sustainability summary

Significant negative - greenfield site. Minor negative - access to health and waste. Minor positive - access to greenspace, flood risk and accessibility.

Summary of reps

WYCA

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

Distance to Core Network (Centre of site)

Buses Per Hour

Primary Health

Yes

Yes

Yes

Comments on phasing

**DPP Allocation** 

Preferred housing allocation

**DPP Allocation Conclusion** 

The site is an area of vacant land within the settlement, not within the Green Belt.

#### 3124 Tyersal Beck East, Pudsey

Site Details							
Easting	420631	Northing	433304	Site area ha	3.6	SP7	Main Urban Area Extension
HMCA Outer West			Ward	Pudsey			

#### **Site Characteristics**

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

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

Description

Steep sloping site.

#### **Greenbelt Assessment**

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

Would development lead to/cons	Yes	
Would development result in an i	Yes	
Is the site well connected to the	No	
Would development round off the	No	
Is there a good existing barrier b and the undeveloped land?	Yes	
Unrestricted Sprawl Conclusion	ted 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	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 does not perform an important role in safeguarding from encroachment

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

	<b>.</b>	
Site within/adjacent to conservation area/listed building/historical features?		No
Can development pres	erve this character?	
Character Conclusion	No effect on the setting and special character of histor	ic features

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

Site is slightly isolated from main urban area but is well contained by trees, limiting the potential for further sprawl.

LCC

**Ecology support** 

Supported with mitigation

Supported with mitigation to protect and enhance the Tyersal Beck to the south west - providing a 20 metre buffer to the beck.

#### 3124 Tyersal Beck East, Pudsey

# **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) Good access to public transport, health and primary education. Average accessibility to secondary education. 4 Access comments Requires 1195 to come forward. 3 Local network comments Local capacity, congestion in pudsey and A647. 3 Total score Mitigation measures Improvements to Bradley Lane and access to Waterloo Road, public transport bus stop improvements, footway improvements on 10 Waterloo Road, local capacity improvements may be required. Highways site support Yes with mitigation Contingent on other sites 1195 Contingent on other sites 1195 **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 FZ3 encroaches into site. Tyersal beck runs to east of site. On top of historic landfill. See comments in main text of our response.

# 3124 Tyersal Beck East, Pudsey Ecology boundary **Education comments** Flood Risk Largely Flood Zone 1. Tyersal beck runs along Western boundary. Flood modelling required to determine extent of flood plain within the site. YW public (combined) sewer runs parallel to the beck, and within the site. 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

## Spatial relationships

**App Number** 

### **UDP Designations**

ODI 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		
Sch. Ancient Mon.	0.00	

Proposal

## **Core Strategy**

Main Urban Area	0.08
Major Settlement	0.00
Minor Settlement	0.00
Overlaps Urban Extension	<b>✓</b>

% of site

% overlap

Decision

#### **Regeneration Areas**

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

## Other Spatial Relationship

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

# 3124 Tyersal Beck East, Pudsey

Nearest train station New	/ Pudsey
Nearest train station distance (m)	1120.16
Nearest bus stop	11093
Nearest bus stop distance (m)	162.13
Agricultural classification Gr	ade 3
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	<b>✓</b>
Overlaps SFRA Flood Zone	<b>✓</b>
Overlaps EA Flood Zone	<u></u>
Overlaps HSE Major Hazard	$\bar{\Box}$
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<u> </u>
Overlaps Minerals Safeguarded	
Overlaps Minerals Safeguarded 100m	

#### 3124 Tyersal Beck East, Pudsey

#### Conclusions

Issues and Options Summary

Green Belt site. The site is set in the middle of a number of sites. It has a road frontage but is partly separated from the settlement by site 1195. Whilst the site is slightly isolated it has the advantage of being naturally well contained by trees along the southern boundary, reducing the potential for further sprawl. If it were developed alongside site 1195 it would relate more strongly to the urban area.

Site affects others?

Sustainability summary

Significant negative - greenfield site and flood risk. Minor negative - ecology mitigation and landscape. Minor positive - access to health and greenspace, greenhouse emissions and accessibility.

Summary of reps

Anti

Relies on development of site 1195 for it to relate to the urban area.

**WYCA** 

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

Buses Per Hour

Access to Primary Schools

Access to Secondary Schools

Access to Primary Health

230 8 Yes Yes Yes

Comments on phasing

DPP Allocation

Not proposed as housing allocation

**DPP Allocation Conclusion** 

Located in the Green Belt and is isolated from the main urban area.

#### 3179 Former Bowling Green, Intake Road, Pudsey

Site Details							
Easting	423097	Northing	433551	Site area ha	0.2	SP7	Main Urban Area Infill
HMCA	Outer West			Ward	Pudsey		
Site Characteristics							
Site type Creenfield							

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 unresticted sprawl of large built up areas

Would development lead to/cons	titue ribbon development?	
Would development result in an i		
Is the site well connected to the built up area?		
Would development round off the		
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 bound			
Coalescence Conclusion			

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

Strong defensible boundary		
Does the site provide acces		
Does the site include local/		
Areas of protected/unprote		
Site includes Grade 1, Grad		
Does the site contain buildings		
Are these buildings used fo		
Encroachment Conclusion		

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

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

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

# 3179 Former Bowling Green, Intake Road, Pudsey **SHLAA** conclusions Availability: Short (=<5 yrs) Suitability: Suitable Achievability: Short (=<5yrs) Summary of infrastructure provider comments **Highways Agency** Impact Network Status **Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Ecology support Ecology boundary Education comments Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England

Planning History	Applications since 1/1/2009, covering more than 50% of the site					
App Number Proposal		Decision	% of site			
11/01722/COND Consent, agreement or approval required by conditions 2, 4, 5, 6, 9, 11, and 14 of Planning Application 10/01604/OT			100			

3179 Former Bowling Green, Intake Road, Pudsey						
11/02097/RM	Erection of 6 houses to vacant site	Α	100			
11/03706/COND	Consent, agreement or approval required by conditions 4, 5, 6, 8, 9, 10, 11, 12, 13 and 14 of Planning Application 10/01604/OT	Α	100			
10/01604/OT	Outline Application for the erection of 6 houses to vacant site	Α	100			

## Spatial relationships

UDP Designations				
N32 Greenbelt	0.00			
N34 PAS	0.00			
RL1 Rural Land	0.00			
N1 Greenspace	0.00			
N1A Allotments	0.00			
N5 Open Space	0.00			
N6 Playing Pitch	99.87			
N8 Urban Green Corridor	0.00			
CC Shopping Quarter	0.00			
UDP City Centre	0.00			
S2S6 Town Centre	0.00			
Proposed Local Centre	0.00			
Overlaps N37 SLA				

# Core Strategy

% overlap

0.00

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

# **Regeneration Areas**

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

# Other Spatial Relationship

Sch. Ancient Mon.

LCC ownership %	0.00
Nearest train station	Bramley
Nearest train station distance (m)	1216.66
Nearest bus stop	1041
Nearest bus stop distance (m)	135.24

## Agricultural classification Urban

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	$\Box$
Overlaps HSE Major Hazard	Ē
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	
Overlaps Minerals Safeguard	ed

Overlaps Minerals Safeguarded 100m

# 3179 Former Bowling Green, Intake Road, Pudsey

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 acce	pted

#### 3196 Elder Road, LS13

Site Deta	ils							
Easting	424359	Northing	434302	Site area ha	0.4	SP7	Main Urban Area Infill	
HMCA	Outer West				Ward	Armley		
						_		
Site Char	acteristic	CS						
Site type I	Brownfield							
On-site land	uses							
Other								
Neighbourin	g land uses	3						
Dwellings	<u> </u>							
Transport tra	acks and wa	ays						
Other land u	202							
Working Me								
Topography	Sloping				Landscape	Limited Tree	e Cover	
Boundaries	Existing v	well defined			Road front	Yes		
					I.	1		
Description								

#### **Greenbelt Assessment - Not Required**

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

Would development lead to/cons		
Would development result in an i		
Is the site well connected to the I	ouilt up area?	
Would development round off the		
Is there a good existing barrier be and the undeveloped land?		
Unrestricted Sprawl Conclusion		

2. Prevent neighbouring towns from merging

2. I revent heighbouring towns from merging					
Would development lead					
Do features provide bound					
Coalescence Conclusion					

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

	<b>. .</b>	
Strong defensible boundary		
Does the site provide acces		
Does the site include local/	national nature conservation areas (SSSIs	
Areas of protected/unprote		
Site includes Grade 1, Grad		
Does the site contain buildi		
Are these buildings used fo		
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

3196 Elder Road, LS13				
Overall Conclusion from assessment characteristics of openness and pe	nt against all 4 purp ermanence	ooses of green belt	and essential	
SHLAA conclusions				
Availability: Short (=<5 yrs)	Suitability	: Suitable	Achievability: Short (=<5	yrs)
Summary of infrastructure pro	ovider comments			
LCC Highways Comments				
Public transport accessibility comments				Rank (1-5
Meets Core Strategy Accessibility stand	ards with good footwa	y network and walkir	ng distance of local services	5
Access comments				
Adequate frontage/s for suitable access	s/es and visibility splay	s within site / adopte	ed highway	
	, , ,	·		5
Local network comments				
Brownfield site limited development				
				4
Mitigation measures				Total scor
none				
				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		
Network Rail				
Yorkshire Water				
Treatment Works				
Environment Agency				
Constraints				
LCC				
Ecology support Supported				
Supported				

# 3196 Elder Road, LS13 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

12/00085/COND

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

# Core Strategy

Consent, agreement or approval required by conditions 2, 3,

4, 6, 7, 8, 11, 12, 15, 19, 22, 23, 24, 25, 26, 27, 28, 29 and 30 of Planning Application 08/05924/FU

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

100

## **Regeneration Areas**

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

## Other Spatial Relationship

## 3196 Elder Road, LS13

LCC ownership %	0.00
Nearest train station	Bramley
Nearest train station distance (m)	423.40
Nearest bus stop	12797
Nearest bus stop distance (m)	161.21
Agricultural classification	Urban
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	✓
Overlaps Minerals Safeguard	ed
Overlaps Minerals Safeguarded 100	)m

## 3196 Elder Road, LS13

**DPP Allocation Conclusion** 

Conclusions				
Issues and Options Summary				
Brownfield site within urban area, p	part of site currently a working	men's club. Has previous perr	mission for residential. No objecti	ons.
Site affects others?				
Sustainability summary				
Summary of reps				
WYCA The sites in this list are supported f provision would be required at thes encourage the prioritisation of these Distance to Core Network (Centre of	e sites (based on the current p e sites based on the proximity	ublic transport network). From to the core public transport ne	n a public transport perspective,	we would ency levels.
Primary Health 156	19	Yes	Yes	Yes
Comments on phasing				
DPP Allocation				
Identified housing site				

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

#### 3202 120-122 Smalewell Road, Pudsey

Site Details								
Easting	421328	Northing	432681	Site area ha	0.3		SP7	Main Urban Area Infill
HMCA Outer West			War	d	Pudsey			

#### **Site Characteristics**

Site type	Drownfield
Site type	Brownied

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	No

Descri	ption

#### **Greenbelt Assessment - Not Required**

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

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

#### 2. Prevent neighbouring towns from merging

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

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

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

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

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

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

10/01232/COND

# 3202 120-122 Smalewell Road, Pudsey **SHLAA** conclusions Availability: Short (=<5 yrs) Achievability: Short (=<5yrs) Suitability: Suitable 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

Consent, agreement or approval required by conditions 2, 3,

18 and 21 of Planning Application 07/06537/FU

SPL

94

3202 120	-122 Smalewell Road, Pudsey		
10/9/00122/MOD	Laying out of access road and erection of 10 housesNON MATERIAL AMENDMENT: Due to a change to the internal layout of plots 1 and 2 (house type D) a rooflight to rear is proposed.	M01	94
10/02983/COND	Consent, agreement or approval required by condition 18 of Planning Application 07/06537/FU	Α	94
10/02211/FU	Addition of conservatories to 5 dwellings - amendment to previous approvals 07/06537/FU and 07/06583/FU	Α	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		
Sch. Ancient Mon.	0.00	

Core	Strategy	

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

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

# Other Spatial Relationship

LCC ownership %		0.00
Nearest train station	Ne	w Pudsey
Nearest train station distance (m)		1635.54
Nearest bus stop		13137
Nearest bus stop distance (m	1)	408.35

# Agricultural classification Grade 4

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	$\overline{\Box}$
Overlaps HSE Major Hazard	$\overline{\Box}$
Overlaps HSE Gas Pipeline	<b>✓</b>
Overlaps Pot. Contamination	
	ىت -
Overlans Minerals Safeguarded	

Overlaps Minerals Safeguarded
Overlaps Minerals Safeguarded 100m

# 3202 120-122 Smalewell Road, Pudsey

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
Summary of reps	
Comments on phasing	
comments on priasing	
DDD All II	1
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
Site with current or recently expired	d planning permission or existing UDP allocation. Principle of residential development accepted

#### 3203 Lumby Lane

Site Details								
Easting	422770	Northing	432410	Site area ha		0.3	SP7	Main Urban Area Infill
HMCA	HMCA Outer West			Ward	Pudsey			

#### **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 unresticted sprawl of large built up areas

Would development lead to/consti		
Would development result in an is		
Is the site well connected to the b		
Would development round off the		
Is there a good existing barrier be and the undeveloped land?		
Unrestricted Sprawl Conclusion		

#### 2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?				
Do features provide bound				
Coalescence Conclusion				

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

Strong defensible boundary		
Does the site provide access		
Does the site include local/r		
Areas of protected/unprotected		
Site includes Grade 1, Grade		
Does the site contain buildir		
Are these buildings used for		
Encroachment Conclusion		

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

3203	Lumby Lane					
SHLAA con	clusions					
Availability	: Short (=<5 yrs)	Suitability:	Suitable	Achievability	: Short (=<5yrs)	
Summary	of infrastructure provider	comments				
	ays Comments					
	ort accessibility comments					Rank (1-5)
No PI, OK he	ealth and education					2
Access comm	nents					
Local networ	k comments					
Mitigation m	easures					Total score
Highways sit	e support					
Contingent o	n other sites					
Contingent o	n other sites					
Highways			No. objects allow the control of	and an area day d		
Impact No	material impact Netw	ork Status	No objection, no mitig	gation required		
Network R	ail					
Yorkshire \						
Treatment W	orks					
Environme	nt Agency					
Constraints						
FZ1 over 1ha	a. See comments in our previous I	&O consultation.				
LCC	Cummented					
Ecology supp Supported	ort Supported					
Ecology bour	ndary					
Education co	mments					

3203 Lum	by Lane				
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
N34 PAS	0.00
RL1 Rural Land	0.00
N1 Greenspace	0.00
N1A Allotments	0.00
N5 Open Space	0.00
N6 Playing Pitch	0.00
N8 Urban Green Corridor	0.00
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

% overlap

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>V</b>	

# **Regeneration Areas**

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

# Other Spatial Relationship

LCC ownership %	0.01
Nearest train station	Bramley
Nearest train station distance (m)	2328.33
Nearest bus stop	13924
Nearest bus stop distance (m)	131.94

Agricultural classification Urban

est

3203	Lumby Lane					
------	------------	--	--	--	--	--

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	$\Box$
Overlaps HSE Major Hazard	$\overline{\Box}$
Overlaps HSE Gas Pipeline	$\overline{\Box}$
Overlaps Pot. Contamination	<b>✓</b>
Overlaps Minerals Safeguarde	
· · · · · · · · · · · · · · · · · · ·	
Overlaps Minerals Safeguarded 100	m [

# 3203 Lumby Lane

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

#### 3208 9 Marsh, Pudsey

Site Details							
Easting	421306	Northing	433236	Site area ha	0.3	SP7	Main Urban Area Infill
HMCA Outer West			Ward	Pudsey			

#### **Site Characteristics**

Cita tuma	Greenfield
7116 LVD6	(3) 66011610
Oito typo	O CO III CIA

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	No

Descri	ntion
DESCH	μιισπ

#### **Greenbelt Assessment - Not Required**

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

Would development lead to/cons				
Would development result in an i				
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	
Do features provide bound	
Coalescence Conclusion	

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

Strong defensible boundary				
Does the site provide acces				
Does the site include local/				
Areas of protected/unprote				
Site includes Grade 1, Grad				
Does the site contain buildings				
Are these buildings used fo				
Encroachment Conclusion				

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

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

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

3208	9 Mars	h, Pudsey					
SHLAA conc	lusions						
Availability:	Short (=<	<5 yrs)	Suitability:	Suitable	Ach	ievability:	Short (=<5yrs)
Summary of	of infras	tructure provi	der comments				
Highways A	gency		Naturali Ctatus				
Impact			Network Status				
Network Ra	111						
Yorkshire W							
Treatment Wo	orks						
Environmen	nt Agency	•					
Constraints							
LCC							
Ecology suppo	ort						
Ecology bound	dary						
Education con	nments						
Flood Risk							
Utilities							
Gas							
Electric							
Fire and Resci	ue						
Telecoms							
Other							
English Herita	ige						
Natural Engla	nd						
Planning His	story A	pplications since 1/	/1/2009, covering mor	re than 50% of the site			
App Number	r	Proposal			Decision	% of site	2

Α

97

Consent, agreement or approval required by condition 2 of Planning Application 12/04432/RM

13/00455/COND

3208 9 Ma	rsh, Pudsey			
13/01179/COND	Consent, agreement or approval required by conditions 4 and 5 of Planning Application 10/05380/EXT	Α	97	
10/05380/EXT	Extension of time period for planning application 07/06302/OT for renewal of outline application to erect 5 four bedroom detached houses	Α	97	
3/9/00134/MOD	Reserved matters application to erect five detached houses NON MATERIAL AMENDMENT 12/04432/RM: 1. All windows to all plots to be in white UPVC 2. Boundary treatment to rear garden of Plot 1 to be altered to comprise dwarf wall 600mm high and 300mm wide, built in same brick as house, with 1200mm solid timber panels on top.	M01	97	
3/9/00014/MOD	Reserved matters application to erect five detached houses NON MATERIAL AMENDMENT to 12/04432/RM: The existing wall to Marsh to be extended into the private access road. Electric gates to be installed. The private road to be surfaced with tarmac. Pole luminaries to be provided and garages to plots 2,3 and 5 to have double doors additional utility window on plot 5.	M01	97	
12/04432/RM	Reserved matters application to erect five detached houses	Α	97	

# Spatial relationships

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

# **Core Strategy**

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>~</b>	

# **Regeneration Areas**

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

# Other Spatial Relationship

LCC ownership	%	0.00
No arrad Arrain adadian		I D l
Nearest train station	ľ	lew Pudsey
Nearest train station distance (	(m)	1082.21
Nearest bus s	top	12779
Nearest bus stop distance (	(m)	59.78
Agricultural classificat	ion	Urban

# 3208 9 Marsh, Pudsey

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	$\overline{\Box}$
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	_
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	
Overlaps Minerals Safeguard	ed
Overlaps Minerals Safeguarded 100	m

# 3208 9 Marsh, Pudsey

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

#### 3209 51-61 Mount Pleasant Road, Pudsey

Site Details							
Easting	422680	Northing	433779	Site area ha	0.4	SP7	Main Urban Area Infill
HMCA	Outer West	,			Ward	Pudsey	

#### **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 unresticted sprawl of large built up areas

Would development lead to/cons				
Would development result in an i				
Is the site well connected to the built up area?				
Would development round off the				
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		
Do features provide bound		
Coalescence Conclusion		

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

Strong defensible boundary	
Does the site provide access	
Does the site include local/	
Areas of protected/unprote	
Site includes Grade 1, Grad	
Does the site contain buildi	
Are these buildings used fo	
Encroachment Conclusion	L

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

**App Number** 

12/01354/FU

**Proposal** 

Five detached houses

# 3209 51-61 Mount Pleasant Road, Pudsey **SHLAA** conclusions Availability: Short (=<5 yrs) Suitability: Suitable Achievability: Short (=<5yrs) Summary of infrastructure provider comments **Highways Agency** Network Status Impact **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

Decision

Α

% of site

100

3209	51-6	1 Mount Pleasant Road, Pudsey		
14/00538/CON	ND	Consent, agreement or approval required by condition 12 of Planning Application 12/01354/FU	R	100
12/04657/CON	ND	Consent, agreement or approval required by conditions 3 and 5 of Planning Application 12/01354/FU	Α	100
13/04470/CON	ND	Consent, agreement or approval required by conditions 7, 10, 11, 12, 16 and 18 of Planning Application 12/01354/FU	SPL	100

### Spatial relationships

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

Core Strategy		
Main Urban Area	100.00	% overla
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>V</b>	

<b>Regeneration Areas</b>		
Inner South RA	0.00	% overlap
LB Corridor RA	100.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	
west Leeds Gateway	0.00	

# Other Spatial Relationship

Nearest train station		Bramley
Nearest train station distance	(m)	1422.12
Nearest bus s	top	3691
Nearest bus stop distance	(m)	251.03
Agricultural classificat	tion U	rban
Overlaps S	SSI	
Overlaps S		
Overlaps I		$\Box$
Overlaps I		
Overlaps Conservation A	rea	$\overline{\Box}$
Overlaps Listed Build	ding	
Overlaps Strat. Employment bu	ffer	$\overline{\Box}$
Overlaps Public Right of V	Vay	
Overlaps SFRA Flood Z	one	
Overlaps EA Flood Z	one	$\Box$
Overlaps HSE Major Haz	ard	
Overlaps HSE Gas Pipe	line	
Overlaps Pot. Contamina	tion	<u> </u>
Overlaps Minerals Safego	uarded	
Overlaps Millerais Salege	uai ucc	

Overlaps Minerals Safeguarded 100m

LCC ownership %

0.01

# 3209 51-61 Mount Pleasant Road, Pudsey

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
, ,	
Summary of reps	
Summary of Teps	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
	planning permission or existing UDP allocation. Principle of residential development accepted

#### 3226 Clifton Road, Pudsey

Site Deta	ails						
Easting	422339	Northing	433533	Site area ha	0.3	SP7	Main Urban Area Infill
HMCA	Outer West				Ward	Pudsey	

#### **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 unresticted sprawl of large built up areas

Would development lead to/consti		
Would development result in an is		
Is the site well connected to the b		
Would development round off the		
Is there a good existing barrier be and the undeveloped land?		
Unrestricted Sprawl Conclusion		

#### 2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?			
Do features provide bound			
Coalescence Conclusion			

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

Strong defensible boundary				
Does the site provide acces				
Does the site include local/				
Areas of protected/unprote				
Site includes Grade 1, Grad				
Does the site contain buildings				
Are these buildings used fo				
Encroachment Conclusion				

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

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

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

# 3226 Clifton Road, Pudsey **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

Plaining History	Applications since 1/1/2009, covering more than 50 % of the site		
App Number	Proposal	Decision	% of site
10/9/00214/MOD	Detached 2/3 storey block with basement, comprising 8 one bedroom flats and 4 two bedroom flats, with car parking and landscaping NON-MATERIAL AMENDMENT: Alteration	M05	100

3226	Clifton Road, Pudsey						
		to porch roofing material from lead to terned coated steel					
11/00696/CC	DND	Consent, agreement or approval required by condition 16 of Planning Application 08/06857/FU	Α	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		
Sch. Ancient Mon.	0.00	

# Core Strategy

100.00	% overlap
0.00	
0.00	
<b>~</b>	
_	0.00

# **Regeneration Areas**

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

# Other Spatial Relationship

LCC ownership	0.00	
Nearest train station	lew Pudsey	
Nearest train station distance	1431.02	
Nearest bus s	11646	
Nearest bus stop distance	91.51	

#### Agricultural classification Urban

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	<b>✓</b>
Overlaps Listed Building	<b>✓</b>
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	$\Box$
Overlaps Pot. Contamination	<b>✓</b>
Overlans Minerals Safeguarded	

Overlaps Minerals Safeguarded		
Overlaps Minerals Safeguarded 100m		

# 3226 Clifton Road, Pudsey

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

#### 3302 New Street, Farsley, Pudsey, LS28 5DJ

Easting 421701 Northing 434941 Site area ha 0.3 SP7 Main Urban Area Infill  HMCA Outer West Ward Calverley and Farsley	Sit	Site Details								
HMCA Outer West Ward Calverley and Farsley	E	asting	421701	Northing	434941	Site area ha	0.3	SP7	Main Urban Area Infill	
	HMCA Outer West Ward Calverley and Fa			nd Farsley						

#### **Site Characteristics**

C!t - t	Brownfield
NITA TVINA	RECMUTION
JILC LYPC	DIOWINCIA

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	No

_	
Descri	ntion
DESCHI	puon

#### **Greenbelt Assessment - Not Required**

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

Would development lead to/cons	titue 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 b and the undeveloped land?	etween the existing urban area			
Unrestricted Sprawl Conclusion				

#### 2. Prevent neighbouring towns from merging

Would development lead		
Do features provide bound		
Coalescence Conclusion		

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

Strong defensible boundary					
Does the site provide acces					
Does the site include local/national nature conservation areas (SSSIs					
Areas of protected/unprotected woodland/trees/hedgerows?					
Site includes Grade 1, Grad					
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

11/01292/OT

Residential development with new access

# 3302 New Street, Farsley, Pudsey, LS28 5DJ **SHLAA** conclusions Availability: Short (early) Suitability: Suitable Achievability: Short (=<5yrs) Summary of infrastructure provider comments **Highways Agency** Network Status Impact **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 % of site **App Number Proposal** Decision

Α

100

3302	New Street, Farsley, Pudsey, LS28 5DJ		
11/01291/CA	Conservation area application to demolish office, workshops and storage buildings	Α	100
10/01699/OT	Outline Application for residential development with new access	W	100

### Spatial relationships

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

Cara Stratagu	
Core Strategy	

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>✓</b>	

# Regeneration Areas

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

# Other Spatial Relationship

LCC ownership	0.00	
Nearest train station	N	lew Pudsey
Nearest train station distance (	851.88	
Nearest bus s	6295	
Nearest bus stop distance (	(m)	78.03

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	<b>✓</b>
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	$\overline{\Box}$
Overlaps HSE Gas Pipeline	$\overline{\Box}$
Overlaps Pot. Contamination	
Overland Minarala Cafanyandad	
Overlaps Minerals Safeguarded	l L

Agricultural classification Ur	ban :
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	✓
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	$\overline{\Box}$
Overlaps HSE Gas Pipeline	$\overline{\Box}$
Overlaps Pot. Contamination	<b>✓</b>
Overlaps Minerals Safeguarded	
Overlaps Minerals Safeguarded 100m	

# 3302 New Street, Farsley, Pudsey, LS28 5DJ

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
Cummary of rone	
Summary of reps	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
	planning permission or existing UDP allocation. Principle of residential development accepted

#### 3303 Former Raynville Hotel, Raynville Drive, Bramley, Leeds, LS13 2QE

Site Details							
Easting	425202	Northing	434967	Site area ha	0.3	SP7	Main Urban Area Infill
HMCA	HMCA Outer West Ward Armley						
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 unresticted 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		
Do features provide bound		
Coalescence Conclusion		

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

Strong defensible boundary		
Does the site provide acces		
Does the site include local/		
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		

Encroachment Conclusion

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

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

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

# 3303 Former Raynville Hotel, Raynville Drive, Bramley, Leeds, LS13 2QE **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	
12/01818/FU	Demolition of public house and erection of 14 dwelling houses	Α	100	

10/05652/FU	Demolition of public house and erection of 10 dwelling houses	Α	100
12/04923/COND	Consent, agreement or approval required by conditions 3, 4, 5, 6, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 21, 22, 23 and 24 of Planning Application 12/01818/FU	SPL	100
13/04156/COND	Consent, agreement or approval required by condition 11 of Planning Application 12/01818/FU	Α	100
12/9/00234/MOD	Demolition of public house and erection of 14 dwelling houses NON MATERIAL AMENDMENT to 12/01818/FU: Block 4 floor level raised by 300mm; block 1 moved east by 600mm (towards block 2)	M01	100

### Spatial relationships

<b>UDP Designations</b>		
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		

# Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>~</b>	

# **Regeneration Areas**

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

# Other Spatial Relationship

Sch. Ancient Mon.

LCC ownership %	0.25
Nearest train station	Bramley
Nearest train station distance (m)	1366.43
Nearest bus stop	254
Nearest bus stop distance (m)	96.93

0.00

### Agricultural classification Urban

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<b>✓</b>
Overlaps Minerals Safeguarded	 

Overlaps Minerals Safeguarded 100m

3303 Former Raynville Hotel, Raynville Drive, Bramley, Leeds, LS13 2QE

# 3303 Former Raynville Hotel, Raynville Drive, Bramley, Leeds, LS13 2QE

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
ouotamaziiti ouminary	
C	
Summary of reps	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
	planning permission or existing UDP allocation. Principle of residential development accepted

#### 3304 The Old Vic, 17 Whitecote Hill, Bramley, Leeds

Easting 423924 Northing 435477 Site area ha 0.3 SP7 Main Urban Area Infill  HMCA Outer West Ward Bramley and Stanningley	Site	Deta	ails						
HMCA Outer West Ward Bramley and Stanningley	Eas	sting	423924	Northing	435477	Site area ha	0.3	SP7	Main Urban Area Infill
	HN	ЛСА	Outer West				Ward	Bramley an	d Stanningley

#### **Site Characteristics**

Cita tima	Brownfield
SHE IVDE	Browniieia

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 unresticted sprawl of large built up areas

Would development lead to/cons	titue ribbon development?	
Would development result in an i	solated development?	
Is the site well connected to the	built up area?	
Would development round off the	e settlement?	
Is there a good existing barrier b and the undeveloped land?	etween the existing urban area	
Unrestricted Sprawl Conclusion		

#### 2. Prevent neighbouring towns from merging

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

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

Strong defensible boundary	between site and urban area	
Does the site provide acces	s to the countryside	
Does the site include local/	national nature conservation areas (SSSIs	
Areas of protected/unprote	cted woodland/trees/hedgerows?	
Site includes Grade 1, Grad	e 2 or Grade 3a agricultural land?	
Does the site contain buildi	ngs	
Are these buildings used fo	r 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 pres	erve this character?	
Character Conclusion		

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

3304 The OI	d Vic, 17 Whitecote Hill, E	sramiey, Leeds		
SHLAA conclusions				
Availability: Short (=	<5 yrs) Suital	bility: Suitable	Achievability:	Short (=<5yrs)
Summary of infra	structure provider comme	ents		
Highways Agency				
Impact	Network Statu	IS		
Network Rail				
Yorkshire Water				
Treatment Works				
<b>Environment Agenc</b>	v			
Constraints	,			
1.00				
Ecology support				
Loology support				
Ecology boundary				
Ecology bouldary				
Education comments				
Flood Risk				
Utilities				
Gas				
Electric				
Fire and Rescue				
Telecoms				
Other				
English Heritage				
Natural England				
Planning History	Applications since 1/1/2009, cover	ing more than 50%	of the site	

Plaining History	Applications since 1/1/2009, covering more than 50 % of the site		
App Number	Proposal	Decision	% of site
14/04499/OT	Outline application for demolition of public house and creation of residential development including means of access		96

3304 Th	e Old Vic, 17 Whitecote Hill, Bramley, Leeds		
11/01369/FU	Change of use and alterations including part demolition and single storey extensions to former public house to form 6 flats	A	100
10/00887/FU	Change of use including part demolition and part new roof of public house to childrens play centre with residential above	Α	90
12/03440/COND	Consent, agreement or approval required by conditions 2, 3, 6 and 10 of Planning Application 24/97/03/FU	Α	98

### Spatial relationships

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

Core	Strategy	,
COLC	Jualed	,

Main Urban Area	100.00	% overla
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>✓</b>	

# **Regeneration Areas**

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

### Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Bramley
Nearest train station distance (m)	1060.80
Nearest bus stop	7142
Nearest bus stop distance (m)	56.39

# Agricultural classification Urban

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	<b>✓</b>
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	$\overline{\Box}$
Overlana Minarala Cafarvanda	
Overlaps Minerals Safeguarded	1
Overlaps Minerals Safeguarded 100m	1

# 3304 The Old Vic, 17 Whitecote Hill, Bramley, Leeds

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
Summary of reps	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
	planning permission or existing UDP allocation. Principle of residential development accepted

#### 3305 Victoria Park Avenue, Bramley

Site Details								
Easting	425598	Northing	435199	Site area ha		0.8	SP7	Main Urban Area Infill
HMCA	Outer West					Ward	Armley	

#### **Site Characteristics**

Sito typo	Brownfield
Site type	DIOWITTEIU

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	No

Descri	ption

#### **Greenbelt Assessment - Not Required**

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

Would development lead to/consti		
Would development result in an is		
Is the site well connected to the b		
Would development round off the		
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 bound				
Coalescence Conclusion				

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

Strong defensible boundary				
Does the site provide access				
Does the site include local/				
Areas of protected/unprote				
Site includes Grade 1, Grad				
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 pres				
Character Conclusion				

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

3305 Victo	oria Park Avenue, Bra	mley			
SHLAA conclusions	S				
Availability: Short	(=<5 yrs)	Suitability:	Suitable	Achievability:	Short (=<5yrs)
Summary of infr	rastructure provider o	comments			
Highways Agency		ul. Chahua			
Impact	Netwo	ork Status			
Network Rail					
Yorkshire Water					
Treatment Works					
Troutmont Works					
Environment Ager	icy				
Constraints					
LCC					
Ecology support					
Ecology boundary					
Education comments					
Flood Risk					
Utilities					
Gas					
Electric					
Fire and Rescue					
The and Rescue					
Telecoms					
relecoms					
Other					
English Heritage					
Natural England					
Planning History	Applications since 1/1/2009	9, covering mo	re than 50% of the site		

Flairling History	Applications since 1/1/2009, covering there than 30 % of the site						
App Number	Proposal	Decision	% of site				
11/00811/FU	Construction of 12 flats and 8 houses, detached common house, with car parking, public open space and communal gardens	Α	93				

3305 Vict	oria Park Avenue, Bramley			
12/00975/COND	Consent, agreement or approval required by conditions 6, 16 and 17 of Planning Application 11/00811/FU	Α	93	
12/05028/FU	discharge of condition		93	
12/00458/COND	Consent, agreement or approval required by conditions 8, 10, 11, 12, 18 and 19 of Planning Application 11/00811/FU	SPL	93	
12/9/00237/MOD	Construction of 12 flats and 8 houses, detached common house, with car parking, public open space and communal gardens NON MATERIAL AMENDMENT to 11/00811/FU: Addition of AOV window within stairwell of blocks 3 & 4 (north elevation); update to landscape design including some minor amendments to surface treatments & the design of the pedestrian entrance into the site	M01	93	
13/04226/COND	Consent, agreement or approval required by condition 20 of Planning Application 11/00811/FU	Α	93	
12/9/00085/MOD	Construction of 12 flats and 8 houses, detached common house, with car parking, public open space and communal gardens NON MATERIAL AMENDMENT to 11/00811/FU: Amendment to handing of a modcell panel on block 3 & 4 1 bed flats	M01	93	
13/00178/COND	Consent, agreement or approval required by conditions 4 and 21 of Planning Application 11/00811/FU	Α	93	
12/04161/COND	Consent, agreement or approval required by conditions 3 and 5 of Planning Application 11/00811/FU	Α	93	
12/04990/COND Consent, agreement or approval required by condi- 8 and 15 of Planning Application 11/00811/FU		Α	93	

#### Spatial relationships

# **UDP Designations**

0.00 % overlap N32 Greenbelt 0.00 N34 PAS **RL1 Rural Land** 0.00 N1 Greenspace 0.00 N1A Allotments 0.00 N5 Open Space 0.00 N6 Playing Pitch 0.00 N8 Urban Green Corridor 0.00 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	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

### **Regeneration Areas**

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

# Other Spatial Relationship

LCC ownership	100.00	
Nearest train station	Headingley	
Nearest train station distance (	1359.31	
Nearest bus s	14419	
Nearest bus stop distance (	149.59	

Agricultural classification Urban

### 3305 Victoria Park Avenue, Bramley

	_
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	
Overlaps Minerals Safeguard	ed
Overlaps Minerals Safeguarded 10	)m

# 3305 Victoria Park Avenue, Bramley

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	]
ouotamazinty ourinnary	
C	]
Summary of reps	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
	d planning permission or existing UDP allocation. Principle of residential development accepted

#### 3344 Land off Waterloo Mount, Pudsey LS28

Site Details							
Easting	421024	Northing	433494	Site area ha	0.5	SP7	Main Urban Area Infill
HMCA Outer West			Ward	Pudsey	=		
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 unresticted sprawl of large built up areas

Would development lead to/consti		
Would development result in an is		
Is the site well connected to the b		
Would development round off the		
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	
Do features provide bound	
Coalescence Conclusion	

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

Strong defensible boundary	
Does the site provide acces	
Does the site include local/	
Areas of protected/unprote	
Site includes Grade 1, Grad	
Does the site contain buildi	
Are these buildings used fo	
Encroachment Conclusion	

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

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

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

# 3344 Land off Waterloo Mount, Pudsey LS28 **SHLAA** conclusions Availability: Short (=<5 yrs) Suitability: Suitable Achievability: Short (=<5yrs) Summary of infrastructure provider comments **Highways Agency** Network Status Impact **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 si	te	
App Number	Proposal	Decision	% of site
11/04993/FU	22 affordable houses with associated parking	Α	100

3344 Land	l off Waterloo Mount, Pudsey LS28			
13/00889/COND	Consent, agreement or approval of conditions 2, 4, 7, 8 and 14 of Planning Application 11/04993/FU	Α	100	
13/02628/COND	Consent, agreement or approval required by condition 10 of Planning Application 11/04993/FU		100	
12/9/02101/MOD	22 affordable houses with associated parking NON MATERIAL AMENDMENT to 11/04993/FU: Omission of indicative repositions footpath from Perseverance Street to Waterloo Mount through to Plot 22 and Repositioning of the retaining wall and boundary fence to plot 22	M01	100	

### Spatial relationships

<b>UDP</b> De	signations

		4
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	1.12	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
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	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

# **Regeneration Areas**

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

# Other Spatial Relationship

LCC ownership %		99.72
Nearest train station	N	lew Pudsey
Nearest train station distance (	(m)	818.75
Nearest bus s	top	1975
Nearest bus stop distance (	(m)	139.75

### Agricultural classification Urban

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	<b>✓</b>
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<u></u>
Outside Minerale Cofe succeeded	

Overlaps Minerals Safeguarded	t
Overlaps Minerals Safeguarded 100m	1

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	<b>✓</b>
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	~
Overlans Minerals Safeguards	.d

# 3344 Land off Waterloo Mount, Pudsey LS28

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
ouotamaziiti ouminary	
C	
Summary of reps	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
	planning permission or existing UDP allocation. Principle of residential development accepted

#### 3377A Hough Side Road

Site Details							
Easting	423633	Northing	433321	Site area ha	2.8	SP7	Main Urban Area Extension
HMCA	Outer West				Ward	Pudsey	

#### **Site Characteristics**

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Unmanaged Forest

Dwellings

Other land uses - None

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

Description

Greenfield site in agricultural use. Road frontage along northern boundary.

#### **Greenbelt Assessment**

#### 1. Check the unresticted 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 unrestrict	cted sprawl

#### 2. Prevent neighbouring towns from merging

Would development lead	to physical connection of settlements?	Yes
Do features provide boun	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			

#### 3377A Hough Side Road

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

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

SHLAA conclusions					
Availability: Short (=	=<5 yrs)	Suitability:	LDF to determine	Achievability: Longterm (11+yrs)	
Summary of infra	structure provider	comments			
LCC Highways Com	ments				
Public transport access	sibility comments				Rank (1-5)
No public transport or	local services within walk	ing distance.			1
Access comments					
	or suitable access/es and	visibility splays	within site / adopted high	way.	5
Local network comme	nts				
Possible cumulative im					_
					<b>4</b>
Naiti mation managemen					Total score
Mitigation measures None					
None					10
Highways site support					
no					
Contingent on other si	tes				
no					
Contingent on other si	tes				
no					
	1				
Highways Agency					
Impact	Netwo	ork Status			
Comments Awaited					
Network Rail					
Yorkshire Water	1				
Treatment Works	Knostrop				
				acity for significant development at Knostrop	
ensure the necessary 2020. Phasing is one r represent a 10% or gr developer wants to br	infrastructure and capacit method used to ensure sit reater increase in populati ing a site forward before	y can be provid es are brought on served by th YW have comp	led to serve the site. The f forward in line with YW's ne works should take into a	d with Yorkshire Water's Asset Management P forthcoming AMP(6) will run from April 2015 t investment. It is particularly important that si account available sewerage and WwTW capac ments it may be possible for the developer to	o March tes which ity. If a

#### **Environment Agency**

Constraints

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

# 3377A **Hough Side Road** LCC Ecology support Ecology boundary **Education comments** Flood Risk Flood Zone 1 Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England Applications since 1/1/2009, covering more than 50% of the site **Planning History** App Number Proposal Decision % of site

### Spatial relationships

UDP D	esigi	natio	ns
-------	-------	-------	----

ODI Designations		
N32 Greenbelt	99.95	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

# **Core Strategy**

Main Urban Area	0.05
Major Settlement	0.00
Minor Settlement	0.00
Overlaps Urban Extension	<b>~</b>

% overlap

% overlap

### **Regeneration Areas**

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

# 3377A Hough Side Road

# Other Spatial Relationship

LCC ownership %	0.00	
Nearest train station	Promlov	
	Bramley 1140.60	
Nearest train station distance (m)		
Nearest bus stop	13961	
Nearest bus stop distance (m)	89.55	
Agricultural classification	Grade 3	
	1 —	
Overlaps SSSI		
Overlaps SEGI		
Overlaps LNA		
Overlaps LNR		
Overlaps Conservation Area		
Overlaps Listed Building		
Overlaps Strat. Employment buffer		
Overlaps Public Right of Way		
Overlaps SFRA Flood Zone		
Overlaps EA Flood Zone		
Overlaps HSE Major Hazard		
Overlaps HSE Gas Pipeline	1 🛱	
Overlaps Pot. Contamination		
Overlaps Minerals Safeguarded		
Overlaps Minerals Safeguarded 100m		

#### 3377A Hough Side Road

#### Conclusions

Issues and Options Summary

Green Belt site. The site has strong links to the settlement and is well contained as it is surrounded by trees on the southern boundary. Could be developed with SHLAA site 1060A with a combined access, poor accessibility.

Site affects others?

Sustainability summary

Significant negative - greenfield site, ecology objection, greenhouse emissions and accessibility. Minor negative - access to schools and health. Minor positive - access to greenspace and flood risk.

Summary of reps

WYCA

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

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

676 10 No No No

Comments on phasing

DPP Allocation

Preferred housing allocation

**DPP Allocation Conclusion** 

Green Belt site. The site has strong links to the settlement and is well contained as it is surrounded by trees on the southern boundary.

## 3377B Hough Side Road

Site Deta	ails						
Easting	423753	Northing	433167	Site area ha	4.6	SP7	Main Urban Area Extension
HMCA	Outer West				Ward	Pudsey	

## **Site Characteristics**

Site type Greenfield

On-site land uses

**Unmanaged Forest** 

Neighbouring land uses

Agriculture

Dwellings

Unmanaged Forest

Other land uses - None

Topograph	y Sloping	Landscape	Significant Tree Cover
Boundarie	Partially well-defined	Road front	No

Description

Heavily treed. No links to urban area.

## **Greenbelt Assessment**

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

Would development lead to/constitue r	No
Would development result in an isolate	Yes
Is the site well connected to the built u	No
Would development round off the settle	No
Is there a good existing barrier betwee and the undeveloped land?	No
Unrestricted Sprawl Conclusion Low	ed sprawl

## 2. Prevent neighbouring towns from merging

Would development lead	No		
Do features provide boundaries to contain the development? No			
Coalescence Conclusion	e the green belt gap		

#### 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?	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 pres	erve this character?			
Character Conclusion No effect on the setting and special character of historic features				

## 3377B Hough Side Road

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

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

Heavily wooded. Relates poorly to main urban area, slightly isolated position and performs an important role in safeguarding countryside.

SHLAA conclusions					
Availability: Short (=<5	yrs)	Suitability:	LDF to determine	Achievability:	Longterm (11+yrs)
Summary of infrastr	ructure provider	comments			
LCC Highways Commer		Comments			
Public transport accessibili					Rank (1-5
No public transport or loca	=	Udan diatana			Karik (1-
No public transport of loca	ai services within wai	iking distance.			_ 1
Access comments					
Needs 3377A for access.					
					3
Local network comments					
possible cumulative impac	ct in local area.				
					4
					T-1-1
Mitigation measures					Total scor
none					8
Highways site support					
no					
Contingent on other sites					
no	,				
Contingent on other sites					
no					
Highways Agency					
Impact	Netw	vork Status			
Comments Awaited					
Network Rail					
Yorkshire Water					
Treatment Works Kno	ostrop				
level. Development that we ensure the necessary infra 2020. Phasing is one methor represent a 10% or greater	vill connect to the pul astructure and capaci hod used to ensure s er increase in popula a site forward before	blic sewer syster ity can be provid ites are brought tion served by the YW have comple	n needs to be co-ordi ed to serve the site. forward in line with he works should take leted any planned imp	nated with Yorkshire Water's A The forthcoming AMP(6) will ru /W's investment. It is particular into account available sewerag provements it may be possible	rly important that sites which e and WwTW capacity. If a
<b>Environment Agency</b>					
Constraints	I				

#### **Outer West**

## 3377B Hough Side Road

LCC

Ecology support

Ecology boundary

**Education comments** 

Flood Risk

Large parts of site adjacent to Pudsey Beck in Flood Zone 3A. Minor watercourse bisects the site. Also land is at risk from surface water flood routing across the site. YW public (combined) sewers within the site.

## 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**

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

## **Regeneration Areas**

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

## 3377B Hough Side Road

## Other Spatial Relationship

Nearest bus stop  Nearest bus stop distance (m)  Agricultural classification  Overlaps SSSI  Overlaps SEGI  Overlaps LNA  Overlaps LNR  Overlaps LNR  Overlaps Listed Building  Overlaps STrat. Employment buffer  Overlaps Public Right of Way  Overlaps SFRA Flood Zone  Overlaps HSE Major Hazard  Overlaps HSE Gas Pipeline  Overlaps Pot. Contamination					
Nearest train station distance (m)  Nearest bus stop  Nearest bus	LCC ownership %	0.12			
Nearest train station distance (m)  Nearest bus stop  Nearest bus					
Nearest bus stop  Nearest bus stop distance (m)  Agricultural classification  Overlaps SSSI  Overlaps SEGI  Overlaps LNA  Overlaps LNR  Overlaps LNR  Overlaps Listed Building  Overlaps Strat. Employment buffer  Overlaps SFRA Flood Zone  Overlaps HSE Major Hazard  Overlaps HSE Gas Pipeline  Overlaps Pot. Contamination	Nearest train station	Bramley			
Nearest bus stop distance (m)  Agricultural classification  Grade 3  Overlaps SSSI Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps Conservation Area Overlaps Listed Building Overlaps STrat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination  Overlaps Minerals Safeguarded	Nearest train station distance (m)	1265.57			
Agricultural classification Grade 3  Overlaps SSSI Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps Conservation Area Overlaps Listed Building Overlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination  Overlaps Minerals Safeguarded	Nearest bus stop	13961			
Overlaps SSSI Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps Lore Overlaps Listed Building Overlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination  Overlaps Minerals Safeguarded	Nearest bus stop distance (m)	273.19			
Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps Conservation Area Overlaps Listed Building Overlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination  Overlaps Minerals Safeguarded	Agricultural classification	Grade 3			
Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps Conservation Area Overlaps Listed Building Overlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination  Overlaps Minerals Safeguarded					
Overlaps LNR Overlaps Conservation Area Overlaps Listed Building Overlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination  Overlaps Minerals Safeguarded	Overlaps SSSI				
Overlaps LNR Overlaps Conservation Area Overlaps Listed Building Overlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination  Overlaps Minerals Safeguarded	Overlaps SEGI				
Overlaps LNR Overlaps Conservation Area Overlaps Listed Building Overlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination  Overlaps Minerals Safeguarded	Overlaps LNA	✓			
Overlaps Listed Building Overlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination  Overlaps Minerals Safeguarded	Overlaps LNR				
Overlaps Listed Building Overlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination  Overlaps Minerals Safeguarded	Overlaps Conservation Area				
Overlaps Strat. Employment buffer  Overlaps Public Right of Way  Overlaps SFRA Flood Zone  Overlaps EA Flood Zone  Overlaps HSE Major Hazard  Overlaps HSE Gas Pipeline  Overlaps Pot. Contamination  Overlaps Minerals Safeguarded	Overlaps Listed Building				
Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination  Overlaps Minerals Safeguarded	Overlaps Strat. Employment buffer				
Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination  Overlaps Minerals Safeguarded	Overlaps Public Right of Way	<b>✓</b>			
Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination  Overlaps Minerals Safeguarded	Overlaps SFRA Flood Zone	<b>✓</b>			
Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination  Overlaps Minerals Safeguarded	Overlaps EA Flood Zone	<b>✓</b>			
Overlaps HSE Gas Pipeline Overlaps Pot. Contamination  Overlaps Minerals Safeguarded	Overlaps HSE Major Hazard				
Overlaps Minerals Safeguarded	Overlaps HSE Gas Pipeline				
	Overlaps Pot. Contamination	<b>✓</b>			
Overlaps Minerals Safeguarded 100m	Overlaps Minerals Safeguard	ed			
o vonapo minoraio careguaraca recim	Overlaps Minerals Safeguarded 100m				

#### 3377B Hough Side Road

## Conclusions

**Issues and Options Summary** 

Green Belt site. Site B is heavily wooded, has no road frontage and relates poorly to the existing settlement.

Site affects others?

Sustainability summary

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

Summary of reps

WYCA

We agree that these sites would not be suitable for housing development.

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

Primary Health

872 10 No No No

Comments on phasing

**DPP Allocation** 

Not proposed as housing allocation

**DPP Allocation Conclusion** 

Green Belt site. Site B is heavily wooded, has no road frontage and relates poorly to the existing settlement.

## 3379 Green Lane, Pudsey, Leeds

Site Details								
Easting	421637	Northing	432610	Site area ha	0.6	SP7	Main Urban Area Infill	
HMCA	Outer West				Ward	Pudsey		

#### **Site Characteristics**

Site type Brownfield

On-site land uses

Vacant building

Neighbouring land uses

Dwellings

Other land uses - None

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

Description

Brownfield site in urban area. Vacant building over half of the site.

## **Greenbelt Assessment - Not Required**

## 1. Check the unresticted 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	
Do features provide bound	
Coalescence Conclusion	

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

3. Assist in safeguarding the countryside from cheroaninent	
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 pres		
Character Conclusion		

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

LCC

Ecology support
Supported

Supported

## 3379 Green Lane, Pudsey, Leeds **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 accessibility standards, local services ok. 5 Access comments Green Lane narrow, narrow footways, poor visibility at junctions, only support development with equivalent movement to current 1 use. Local network comments Limited development so spare capacity. 5 Total score Mitigation measures none 11 Highways site support no highway frontage Contingent on other sites Contingent on other sites yes **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 West**

# 3379 Green Lane, Pudsey, Leeds 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

14/02088/FU

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

Erection of 14 dwellings, laying out of access road and

associated works, off site road improvements to

vehicular/pedestrian access

Main Urban Area	100.00	% overlap
Malan Cattlana ant	0.00	
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>~</b>	

99

## **Regeneration Areas**

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

## Other Spatial Relationship

## 3379 Green Lane, Pudsey, Leeds

LCC ownership %	0.00
Nearest train station	New Pudsey
Nearest train station distance (m)	1767.61
Nearest bus stop	4606
Nearest bus stop distance (m)	171.52
Agricultural classification	Urban
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<b>✓</b>
Overlaps Minerals Safeguard	led
Overlaps Minerals Safeguarded 100	)m

#### 3379 Green Lane, Pudsey, Leeds

#### Conclusions

Issues and Options Summary

Vacant site in the urban area. Previously in employment use, but residential development acceptable in principle. Green Lane is narrow with narrow footways and poor visibility at junctions. Small development equivalent in movement terms to existing use possible.

Site affects others?

Sustainability summary

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

## 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 0.57 331 8 Yes Yes Yes

PRO

None

ANTI

None

Comments on phasing

**DPP Allocation** 

Preferred housing allocation

DPP Allocation Conclusion

Vacant site in the urban area. Previously in employment use, but residential development acceptable in principle. Small development equivalent in movement terms to existing use possible.

Site Details							
Easting	425763	Northing	432537	Site area ha	1.7	SP7	Main Urban Area Infill
HMCA	Outer West			Ward	Farnley and	Wortley	

#### **Site Characteristics**

Site type Brownfield

On-site land uses

Manufacturing and Wholesale

Neighbouring land uses

Dwellings

Transport tracks and ways

Unmanaged Forest

Other land uses - None

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

Description

Existing employment site.

## **Greenbelt Assessment - Not Required**

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

Would development lead to/cons	titue ribbon development?	
Would development result in an	solated development?	
Is the site well connected to the	built up area?	
Would development round off the	e settlement?	
Is there a good existing barrier band the undeveloped land?	etween the existing urban area	
Unrestricted Sprawl Conclusion		

## 2. Prevent neighbouring towns from merging

_		
Would development lead	o physical connection of settlements?	
Do features provide bound	daries to contain the development?	
Coalescence Conclusion		

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

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

Encroachment Conclusion

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

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

Character Conclusion

## 3388 Butterbowl Works, Ring Road, Leeds, LS12 5AJ 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 physical Achievability: Medium (6-10yrs) Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Meets Core Strategy accessibility standards but lacking in local services 4 Access comments Ring Road only access, mitigation required. 4 Local network comments Possible cumulative impact but brownfield site mitigation possible. 4 Total score Mitigation measures Signal junction but may not be justified. 12 Highways site support yes with mitigation Contingent on other sites no Contingent on other sites no **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 Small encroachments of fz2/3. See comments in main text of our response

LCC	
Ecology support	Supported
Supported	
Ecology boundary	
Education comments	
Flood Risk	
Largely Flood Zone 1,	but lower parts of site shown to be at risk of flooding from Wortley beck.
<b>Utilities</b> 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
12/02166/FU	Retrospective application for electric fence within the perimeter fencing	Α	99
11/04188/DEM	Determination for demolition of industrial buildings	NR	79

## 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

## Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>~</b>	

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

## Other Spatial Relationship

Other Spatial Relationship	
LCC ownership %	1.20
Nearest train station	Bramley
Nearest train station distance (m)	2610.56
Nearest bus stop	10333
Nearest bus stop distance (m)	100.60
Agricultural classification U	ban
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	<b>✓</b>
Overlaps EA Flood Zone	<b>✓</b>
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	
Overlaps Minerals Safeguarded	
Overlaps Minerals Safeguarded 100m	

## Conclusions

Issues and Options Summary

In existing employment use, adjoining main road. Site should be retained as employment.

Site affects others?

Sustainability summary

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

Summary of reps

WYCA

Table 5 below contains sites that are classified as 'Sites not considered suitable for allocation for housing' that fall within 400m of the current core bus network. From a public transport perspective, these sites (in principle) would be acceptable for housing development. For the larger sites, site specific mitigation would be required but it is unlikely that substantial bus service provision would be required at these sites (based on the current public transport network).

R 1.65 334 6 Yes Yes Yes

PRO

None

ANTI None

Comments on phasing

**DPP Allocation** 

Not proposed as housing allocation

**DPP Allocation Conclusion** 

In existing employment use, adjoining main road. Site should be retained as employment.

#### 3403 Bankhouse Lane

Site Details								
Easting	421802	Northing	432403	Site area ha	1.3	SP7	Main Urban Area Extension	
HMCA	Outer West				Ward	Pudsey		

#### **Site Characteristics**

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

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

Description

Long thin strip of land in agricultural use. Residential development to north and east.

#### **Greenbelt Assessment**

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

Would development lead to/cons	No
Would development result in an i	No
Is the site well connected to the	Yes
Would development round off the	No
Is there a good existing barrier b and the undeveloped land?	No
Unrestricted Sprawl Conclusion	cted 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 b	oundary

#### 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?	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

	<b>5</b> ,				
Site within/adjacent to	No				
Can development pres					
Character Conclusion	Character Conclusion No effect on the setting and special character of histor				

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

Northern section well connected to residential development but southern section extends beyond settlement boundary. No defined boundary to south giving high potential for further sprawl.

## 3403 Bankhouse Lane

SHLAA conclusions					
Availability: Short (=	=<5 yrs)	Suitability:	LDF to determine	Achievability: Longterm (11+yrs)	
Summary of infra	structure provid	ler comments			
LCC Highways Com	ments				
Public transport access					Rank (1-5)
No public transport or		walking distance.			
		<b>3</b> · · · · ·			_ 1
Access comments	norrow corriggover	facturey and sytra	corrigacy and the would be	required across frontage by widening	
Bankhouse Lane, also				required across frontage by widening	4
Local network comme	nts				
Possible cumulative im	npact in local area.				
					4
Mitigation measures					Total score
N/A					9
					9
Highways site support					
No					
Contingent on other si	tes				
No					
Contingent on other si	tes				
No					
Highways Agency					
Impact No material i	mpact N	etwork Status	No objection		
Network Rail	1				
Yorkshire Water					
Treatment Works	Knostrop				
Knostrop High and Lov	·	s which serve the k	oulk of Leeds. There is capaci	ity for significant development at Knostrop	High and Low
				vith Yorkshire Water's Asset Management P	
				thcoming AMP(6) will run from April 2015 between the street will run from April 2015 between the street with the street with the street will be street and street will remain the street with the street will be street with the street will be street and street will be street with the street will be street with t	
represent a 10% or gr	reater increase in pop	ulation served by th	ne works should take into acc	count available sewerage and WwTW capac	city. If a
			leted any planned improvemo er funded feasibility study.	ents it may be possible for the developer to	provide
Environment Agend Constraints	<b>-y</b>				
FZ1 over 1 ha. See co	mments in main text	of our response			
		or our response.			
LCC					
Ecology support	Supported				
Supported					

## **Outer West**

## 3403 Bankhouse Lane

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 ✓ Sch. Ancient Mon. 0.00

## **Core Strategy**

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>V</b>	

## **Regeneration Areas**

00 % overlap	0.00	Inner South RA
00	100.00	LB Corridor RA
00	0.00	EASEL RA
00	0.00	Aire Valley RA
00	0.00	West Leeds Gateway

## **Other Spatial Relationship**

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

## 3403 Bankhouse Lane

Nearest train station	New Pudsey
Nearest train station distance (m	) 2015.63
Nearest bus sto	p 4606
Nearest bus stop distance (m	) 172.15
Agricultural classification	n Urban
Overlaps SSS	il 🔲
Overlaps SEG	
Overlaps LN	Α Π
Overlaps LN	R
Overlaps Conservation Are	a
Overlaps Listed Buildin	g
Overlaps Strat. Employment buffe	er
Overlaps Public Right of Wa	у
Overlaps SFRA Flood Zon	е
Overlaps EA Flood Zon	е
Overlaps HSE Major Hazar	d
Overlaps HSE Gas Pipelin	е
Overlaps Pot. Contaminatio	n
Overlaps Minerals Safeguar	ded
Overlaps Minerals Safeguarded 10	00m

#### **Outer West**

#### 3403 Bankhouse Lane

#### **Conclusions**

Issues and Options Summary

Green Belt site. No defensible Green Belt boundary, could set a precedent for further sprawl into the Green Belt. Bankhouse Lane requires widening into site to provide footway and visibility at access, junction with Fartown requires works to improve visibility. Poor public transport accessibility.

Site affects others?

n/a

Sustainability summary

Significant negative - greenfield site, greenhouse emissions and accessibility. Minor negative - access to leisure, community participation and waste. Minor positive - access to schools, health and greenspace and flood risk.

## Summary of reps

**WYCA** 

Table 3 below contains sites that are classified as 'Sites not considered suitable for allocation for housing' and fall outside 400m of the current core bus network. Consideration needs to be given to if this site would be able to meet the LDF public transport accessibility requirements should housing be brought forward. We agree that these sites would not be suitable for housing development.

R 1.27 530 11 Yes Yes Yes

PRO

None

ANTI

None

Comments on phasing

**DPP Allocation** 

Not proposed as housing allocation

**DPP Allocation Conclusion** 

Green Belt site. No defensible Green Belt boundary, could set a precedent for further sprawl into the Green Belt.

Site Details								
Easting	424740	Northing	435251	Site area ha	1.2	SP7	Main Urban Area Infill	
HMCA	Outer West				Ward	Bramley an	d Stanningley	

## **Site Characteristics**

Site type Brownfield

On-site land uses

Shops

Wholesale distribution

Neighbouring land uses

Shops

Dwellings

Other land uses - None

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

Description

Brownfield site adjacent to Bramley town centre.

## **Greenbelt Assessment - Not Required**

## 1. Check the unresticted 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 bound				
Coalescence Conclusion				

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

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

Encroachment Conclusion

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

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

Character Conclusion

## 3412 Waterloo 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: Suitable Achievability: Medium (6-10yrs) Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Meets Core Strategy accessibility standards with good footway network and walking distance to local services. 5 Access comments Adequate frontage/s for suitable access/es and visibility splays within site / adopted highway. 5 Local network comments Possible cumulative impact in local area. 4 Total score Mitigation measures Access improvements. 14 Highways site support Yes Contingent on other sites No Contingent on other sites No **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			
Ecology boundary			
Education comments			
Flood Risk			
Flood Zone 1			
<b>Utilities</b> 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 Desi	ignations
----------	-----------

ODI 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		
Sch. Ancient Mon.	0.00	

## **Core Strategy**

Main Urban Area	100.00
Major Settlement	0.00
Minor Settlement	0.00
Overlaps Urban Extension	<b>V</b>

% overlap

## **Regeneration Areas**

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

## Other Spatial Relationship

LCC aumarahin 0/	0.55		
LCC ownership %	9.55		
Nearest train station	Bramley		
Nearest train station distance (m)	1147.42		
Nearest bus stop	8757		
Nearest bus stop distance (m)	48.55		
Agricultural classification	Urban		
Overlaps SSSI			
Overlaps SEGI			
Overlaps LNA	$\Box$		
Overlaps LNR			
Overlaps Conservation Area	$\overline{\Box}$		
Overlaps Listed Building			
Overlaps Strat. Employment buffer			
Overlaps Public Right of Way			
Overlaps SFRA Flood Zone			
Overlaps EA Flood Zone			
Overlaps HSE Major Hazard	$\overline{\Box}$		
Overlaps HSE Gas Pipeline			
Overlaps Pot. Contamination			
Overlaps Minerals Safeguard	ed		
Overlaps Minerals Safeguarded 100	m		

#### Conclusions

Issues and Options Summary

This is a brownfield site set on the edge of Bramley Town centre. It would be more suited for retail use and is a good extension site to the existing centre. Residential would still be an acceptable use on upper floors.

Site affects others?

Sustainability summary

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

## Summary of reps

 $MYC\Delta$ 

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 1.25 51 4 Yes Yes Yes

PRO

None

ANTI

None

Comments on phasing

**DPP Allocation** 

Preferred housing with mixed uses (no employment)

## DPP Allocation Conclusion

Site preferred for retail use as an extension to Bramley Town Centre; upper floor residential would be appropriate and this is preferred over offices. No employment

## 3440 Owlcotes Gardens

Site Details								
Easting	421029	Northing	433733	Site area ha		1.2	SP7	Main Urban Area Infill
HMCA	HMCA Outer West			Ward	Calverley a	nd Farsley		

#### **Site Characteristics**

Site type Brownfield

On-site land uses

Water Storage and Treatment

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

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

Description

Covered reservior.

## **Greenbelt Assessment - Not Required**

## 1. Check the unresticted 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?	1

Coalescence Conclusion

## 3. Assist in safeguarding the countryside from encroahment

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

Encroachment Conclusion

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

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

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

#### 3440 Owlcotes Gardens

## **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 accessibility standards but lacking in local services. 4 Access comments Adequate frontage/s for suitable access/es and visibility splays within site / adopted highway. 5 Local network comments Possible cumulative impact in local area. 4 Total score Mitigation measures Access improvements 13 Highways site support Contingent on other sites No Contingent on other sites No **Highways Agency** Impact No material impact **Network Status** No objection **Network Rail** Yorkshire Water Knostrop Treatment Works Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study. **Environment Agency** Constraints FZ1 over 1 ha. See comments in main text of our response.

LCC	
Ecology support	Supported
Supported	

## **Outer West**

3440	Owlcotes Gardens			
Ecology boun	dary			
Education cor	nments			
Flood Risk				_
Flood Zone 1				
Utilities				
Gas				_
				_
Electric				
Fire and Resc	ue			_
Telecoms				
Other				
English Herita	ge			
Natural Engla	nd			
Planning His	story Applications since 1/1/2009, covering more than 50% of the site	Э		
App Numbe	r Proposal	Decision	% of site	

## Spatial relationships

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

Core Strategy	
Main Urban Area	100.00

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

Regeneration Areas		
Inner South RA	0.00	% ove
LB Corridor RA	100.00	
EASEL RA	0.00	

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

## Other Spatial Relationship

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

## 3440 Owlcotes Gardens

Nearest train station	New Pudsey
Nearest train station distance (	m) 581.42
Nearest bus s	top 1975
Nearest bus stop distance (	m) 101.54
Agricultural classificat	ion Urban
Overlaps S	SSI
Overlaps SE	EGI 🗌
Overlaps L	
Overlaps L	NR
Overlaps Conservation A	rea
Overlaps Listed Build	ing
Overlaps Strat. Employment but	fer
Overlaps Public Right of V	/ay
Overlaps SFRA Flood Zo	one
Overlaps EA Flood Zo	one
Overlaps HSE Major Haz	ard
Overlaps HSE Gas Pipel	ine
Overlaps Pot. Contaminat	ion
Overlaps Minerals Safegu	ıarded
Overlaps Minerals Safeguarded	100m

#### 3440 Owlcotes Gardens

## Conclusions

Issues and Options Summary

The site is a covered Yorkshire Water reservoir, within existing settlement. Acceptable in principle for residential development. No highway concerns.

Site affects others?

Resevoir and topography would help protect countryside beyond from encroachment if site 1073 comes forward

Sustainability summary

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

Summary of reps

**WYCA** 

No assesment linked or in the PDF from Metro

PRO

The below comments have been put into the tick boxes but need to be read in full to makes sense:

The area of land shaded light green at

Owlcotes Reservoir is surplus and ready for development now. Upon this area of land stood a service. reservoir which was demolished in 1993. To the north of this area of land stands the operational Ow'cotes Reservoir; shaded blue within the red line boundary shown on the 'Site Location Plan'. This reservoir should become available for development in the medium term.

ANTI

Roads with congestion Waterloo Road/Galloway Lane and up Owlcotes, heading for Thornbury Barracks roundabout.

The current y, water infrastructure on this site could not be removed this site can not be developed on.

Comments on phasing

**DPP Allocation** 

Preferred housing allocation

DPP Allocation Conclusion

The site is a covered Yorkshire Water reservoir, within existing settlement. Acceptable in principle for residential development. No highway concerns.

#### **Outer West**

## 3446

Site Det	ails						
Easting	424134	Northing	436800	Site area ha	1.6	SP7	Main Urban Area Extension
HMCA Outer West					Ward	Bramley an	d Stanningley

## **Site Characteristics**

Site type Brownfield

On-site land uses

Vacant land

Neighbouring land uses

Unmanaged Forest

Transport tracks and ways

Dwellings

Other land uses - None

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

Description

Green Belt. Former goods yard which runs parallel to railway line. No buildings on site. Trees to south.

## **Greenbelt Assessment**

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

-		
Would development lead to/cons	Yes	
Would development result in an i	Yes	
Is the site well connected to the	No	
Would development round off the	No	
Is there a good existing barrier b and the undeveloped land?	Yes	
Unrestricted Sprawl Conclusion	cted sprawl	

## 2. Prevent neighbouring towns from merging

Would development lead	No
Do features provide boun	Yes
Coalescence Conclusion	

#### 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	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	o conservation area/listed building/historical features?	No	
Can development pro	serve this character?	Yes	
Character Conclusion	No effect on the setting and special character of histor	ic features	

Site is close to urban area but removed, being set by the railway line. Development would relate poorly to settlement.								
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								
Ecology Bodinaally								
Education comments								
<u> </u>								
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

**Outer West** 

3446

146					
J , , ,			•		
pp Number Prop	osal			Decision	% of site
patial relationships					
JDP Designations			Core Strategy		
N32 Greenbelt	100.00	% overlap	Main Urban Area	0.00	% overlap
N34 PAS	0.00	•	Major Settlement	0.00	·
RL1 Rural Land	0.00		Minor Settlement	0.00	
N1 Greenspace	0.00		Overlaps Urban Extension	<b>✓</b>	
N1A Allotments	0.00			•	
N5 Open Space	0.00		Regeneration Areas		
N6 Playing Pitch	0.00		Regelleration Areas		
N8 Urban Green Corridor	100.00		Inner South RA	0.00	% overlap
CC Shopping Quarter	0.00		LB Corridor RA	0.00	
UDP City Centre	0.00		EASEL RA	0.00	
	0.00		Aire Valley RA	0.00	
S2S6 Town Centre			West Leeds Gateway	0.00	
Proposed Local Centre	0.00		-		
	0.00				

Nearest train station		Horsforth				
Nearest train station distance (	2357.26					
Nearest bus s	top	10892				
Nearest bus stop distance (	(m)	417.73				
Agricultural classificat	ion	Urban				
Overlaps S	SSI					
Overlaps SE	EGI					
Overlaps L	Overlaps LNA					
Overlaps L	Overlaps LNR					
Overlaps Conservation A	Overlaps Conservation Area					
Overlaps Listed Build	Overlaps Listed Building					
Overlaps Strat. Employment but	ffer					
Overlaps Public Right of V	Vay					
Overlaps SFRA Flood Zo	Overlaps SFRA Flood Zone					
Overlaps EA Flood Zo	Overlaps EA Flood Zone					
Overlaps HSE Major Haz	verlaps HSE Major Hazard					
Overlaps HSE Gas Pipel	ine					
Overlaps Pot. Contaminat	ion					

Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m

#### **Outer West**

#### 3446

#### **Conclusions**

Issues and Options Summary

Green Belt. Site is close to urban area but removed, being set by the railway line. Development would relate poorly to settlement. Despite this being brownfield its promxity to the railway line and sprawl along the side of the track would be out of character with the area and result in isolated development.

Site affects others?

Sustainability summary

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.

R 1.58 423 8 Yes Yes Yes

PRO

None

ANTI None

Comments on phasing

**DPP Allocation** 

Not proposed as housing allocation

**DPP Allocation Conclusion** 

Green Belt. Site is close to urban area but removed, being set by the railway line. Development would relate poorly to settlement. Despite this being brownfield its promxity to the railway line and sprawl along the side of the track would be out of character with the area and result in isolated development.

#### 3455A Land off Gamble Lane

Site Deta	ails						
Easting	424407	Northing	433102	Site area ha	4.5	SP7	Main Urban Area Extension
HMCA Outer West			Ward	Farnley and	Wortley		

## **Site Characteristics**

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

**Dwellings** 

Other land uses - None

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

Description

Single field in agricultural use. No buildings / constraints on site.

#### **Greenbelt Assessment**

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

Would development lead to/cons	titue ribbon development?	No
Would development result in an i	solated development?	No
Is the site well connected to the I	ouilt up area?	Yes
Would development round off the	e settlement?	Partial
Is there a good existing barrier be and the undeveloped land?	etween the existing urban area	No
Unrestricted Sprawl Conclusion	Low potential to lead to unrestrict	cted sprawl

## 2. Prevent neighbouring towns from merging

#### 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?	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	No	
Can development pres	erve this character?	
Character Conclusion	No effect on the setting and special character of histor	ic features

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

Site reasonably well contained. Strong links to urban area.

## 3455A Land off Gamble Lane

SHLAA conclusions					
Availability: Short (=<5 yrs)	Suitability:	LDF to determine		Achievability: Longterm (11+yrs	3)
Summary of infrastructure provider	comments				
LCC Highways Comments	1				
Public transport accessibility comments					Rank (1-5)
No public Ttansport or local services within wa	alking distance.				1
Access comments	1				
Narrow country road no footways/lighting and	trees/stone wall	ling each side, new dir	rect access or	nto Tong Road required.	3
Local network comments					
Congestion Ring Road Farnley					3
Mitigation measures					Total score
n/a					7
Highways site support					
no					
Contingent on other sites					
no					
Contingent on other sites					٦
no					
Highways Agency					
Impact Netv	vork Status				
Comments Awaited					
Network Rail					
Yorkshire Water					
Treatment Works Knostrop					
Knostrop High and Low level are large works value. Development that will connect to the pu	blic sewer syster	m needs to be co-ordin	nated with Yo	orkshire Water's Asset Management	Plans (AMP) to
ensure the necessary infrastructure and capace 2020. Phasing is one method used to ensure some represent a 10% or greater increase in popular developer wants to bring a site forward before contributions. The amount would be determined.	sites are brought ation served by the YW have comp	forward in line with Y ne works should take in leted any planned impl	W's investmento account a rovements it	ent. It is particularly important that a available sewerage and WwTW capa	sites which acity. If a
<b>Environment Agency</b>					
Constraints					
FZ1 over 1 ha. See comments in main text of	our response.				
LCC					
Ecology support					

## **Outer West**

## 3455A Land off Gamble Lane

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 ✓ Sch. Ancient Mon. 0.00

# **Core Strategy**

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

## **Regeneration Areas**

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

# Other Spatial Relationship

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

# 3455A Land off Gamble Lane

Nearest train station	Bramley
Nearest train station distance (m)	1391.47
Nearest bus stop	3074
Nearest bus stop distance (m)	356.55
Agricultural classification	Urban
Overlaps SSSI	_
Overlaps SEGI Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	<b>✓</b>
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	✓
Overlaps Minerals Safeguard	led
Overlaps Minerals Safeguarded 10	0m

## 3455A Land off Gamble Lane

## Conclusions

Issues and Options Summary

Green belt site. There is some potential for further sprawl to the adjoining field but beyond this the area is fairly well contained by woodland. Sloping site. Gamble Lane unsuitable for access, access through 3455B to Tong Road, poor accessibility.

Site affects others?

Sustainability summary

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

## Summary of reps

Anti

Drainage issues from underground springs in field.

Speeding traffic currently which would increase and add additional risk to current residents on Water Lane / Gamble Lane and pulling off of Hare Park Mount.

Poor access off Tong Road.

The site was used temporarily to dump asbestos.

Site 3455A is elevated and housing would overlook existing properties, causing loss of privacy, daylight, sunlight and cause light pollution. There is a heavily used public footpath through the site which provides access to Post Hill conservation area.

Metro

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

571 8 No No Yes

Comments on phasing

DPP Allocation

Safeguarded land (PAS)

**DPP Allocation Conclusion** 

Green belt site. A strong defensible boundary would be required.

## 3455B Land off Gamble Lane

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

## **Site Characteristics**

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

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

Description

Fields with dwellings in the centre surrounded by two roads, residential development to the east.

## **Greenbelt Assessment**

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

Would development lead to/cons	titue ribbon development?	No	
Would development result in an i	No		
Is the site well connected to the I	Yes		
Would development round off the	Partial		
Is there a good existing barrier be and the undeveloped land?	No		
Unrestricted Sprawl Conclusion	Low potential to lead to unrestricted sprawl		

## 2. Prevent neighbouring towns from merging

## 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?	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 pres	erve this character?	
Character Conclusion	No effect on the setting and special character of histor	ic features

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

Site is contained by roads eliminating potential for further sprawl. Well connected to urban area.

# 3455B Land off Gamble Lane

SHLAA conclusions							
Availability: Short (	=<5 yrs)	Suitability:	LDF to determine		Achievability:	Longterm (11+yr	s)
Summary of infra	astructure provide	rcomments					
LCC Highways Com	ments	7					
Public transport acces	sibility comments						Rank (1-5)
No public transport or	local services within wa	Ilking distance					2
Access comments		1					
Narrow country road r	no footways/lighting and	trees/stone wall	ling each side , new di	irect access o	nto Tong Road re	equired.	3
Local network comme	nts						
Congestion Ring Road	Farnley						3
Mitigation measures		]					Total score
n/a							8
Highways site support		1					
no							
Contingent on other si	itos	]					<b></b>
no	neo .						
Contingent on other si	ites						
no		l					
Highways Agency							_
Impact Comments Awaited	Net	work Status					
Comments Awarted							
Network Rail							
Yorkshire Water							
Treatment Works	Knostrop						
level. Development the ensure the necessary 2020. Phasing is one represent a 10% or greveloper wants to br	w level are large works and will connect to the purinfrastructure and capace method used to ensure streater increase in populating a site forward beformount would be determine.	ublic sewer syster sity can be provid sites are brought ation served by the e YW have compl	n needs to be co-ordingled to serve the site. forward in line with You works should take it leted any planned imp	nated with Yo The forthcom 'W's investme into account a provements it	orkshire Water's A ing AMP(6) will r ent. It is particula available sewerag	asset Management un from April 201 rly important that e and WwTW cap	t Plans (AMP) to 5 to March sites which acity. If a
Environment Agend	су						
Constraints							
FZ1 over 1 ha. See co	omments in main text of	our response.					
LCC							
Ecology support							

## **Outer West**

## 3455B Land off Gamble Lane

Ecology boundary

**Education comments** 

Flood Risk

Flood Zone 1. Reports of a culvert adjacent to site surcharging and flooding gardens of properties on Bamble Lane.

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 0.00 N1 Greenspace N1A Allotments 0.00 N5 Open Space 0.00 N6 Playing Pitch 0.00 N8 Urban Green Corridor 0.00 CC Shopping Quarter 0.00 **UDP City Centre** 0.00 S2S6 Town Centre 0.00 Proposed Local Centre 0.00 Overlaps N37 SLA ✓ Sch. Ancient Mon. 0.00

# Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>V</b>	

## **Regeneration Areas**

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

# Other Spatial Relationship

LCC ownership %	0.05
-----------------	------

# 3455B Land off Gamble Lane

Nearest train station	Bramley
Nearest train station distance (m	1639.56
Nearest bus stop	3074
Nearest bus stop distance (m	393.73
Agricultural classification	Grade 3
Overlaps SSS	
Overlaps SEG	
Overlaps LNA	
Overlaps LNF	2
Overlaps Conservation Area	n
Overlaps Listed Building	
Overlaps Strat. Employment buffe	
Overlaps Public Right of Way	<b>✓</b>
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<b>V</b>
Overlaps Minerals Safeguar	ded
Overlaps Minerals Safeguarded 10	00m

#### 3455B Land off Gamble Lane

## Conclusions

Issues and Options Summary

Green Belt site. Existing main roads bordering the site form a defensible boundary and will contain development, preventing further sprawl into Green Belt. Access directly from Tong Road, poor accessibility.

Site affects others?

Sustainability summary

Significant negative - greenfield site. Minor negative - greenhouse emissions and accessibility. Minor positive - access to greenspace, and flood

## Summary of reps

Anti

Drainage issues from underground springs in field.

Speeding traffic currently which would increase and add additional risk to current residents on Water Lane / Gamble Lane and pulling off of Hare Park Mount.

Poor access off Tong Road.

The site was used temporarily to dump asbestos.

Site 3455A is elevated and housing would overlook existing properties, causing loss of privacy, daylight, sunlight and cause light pollution. There is a heavily used public footpath through the site which provides access to Post Hill conservation area.

The main road Gamble Lane/ and Water Lane flood.

Both sites maybe unstable to build on due to historic mine workings.

Why have the council not carried out a full review of all Green Belt sites or a Growth Assessment.

#### Metro

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

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

687 6 Yes Yes Yes

Comments on phasing

**DPP Allocation** 

Preferred housing allocation

**DPP Allocation Conclusion** 

Green Belt site. Existing main roads bordering the site form a defensible boundary and will contain development, preventing sprawl into Green Belt

## 3458 Wood End Farm, South of Whitehall Road, Farnley

Site Details								
Easting	425096	Northing	430699	Site area ha	13.3	3	SP7	Other Rural Extension
HMCA Outer South West, Outer West			W	ard	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

Descri	ption

## **Greenbelt Assessment**

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

Would development lead to/cons	titue 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 bound	daries to contain the development?	
Coalescence Conclusion		

## 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary		
Does the site provide access to the countryside		
Does the site include local/		
Areas of protected/unprote		
Site includes Grade 1, Grad		
Does the site contain buildings		
Are these buildings used for agricultural purposes?		
Encroachment Conclusion		L

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

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

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

characteristics of openiness and permanence

3458	Wood End Fa	rm, South of Whitehall F	Road, Farnley			
SHLAA concl	usions					
Availability:	Short (=<5 yrs)	Suitability:	LDF to determine	Achi	evability:	Longterm (11+yrs)
Summary o	f infrastructi	ure provider comments				
Highways Ag	rency					
Impact	geney	Network Status				
		'				
Network Rai	I					
Yorkshire W						
Treatment Wo	TKS					
Environment	t Agency					
Constraints						
LCC						
Ecology suppo	rt					
Ecology bound	ary					
Education com	ments					
Flood Risk						
<b>Utilities</b> Gas						
Gus						
Electric						
Fire and Rescu	e					
Telecoms						
Other						
English Heritag	ge					
Natural Englar	id					
Ū						
Planning His	tory Application	ons since 1/1/2009, covering mor	re than 50% of the site			
App Number				Decision	% of site	÷

# Spatial relationships

<b>UDP Designations</b>		
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		
Sch. Ancient Mon.	0.00	

# Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>✓</b>	

% 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

# Other Spatial Relationship

LCC ownership	0.00
Nearest train station	Cottingley
Nearest train station distance (	(m) 2373.40
Nearest bus st	top 4685
Nearest bus stop distance (	(m) 276.54
Agricultural classificat	ion Grade 3
Overlaps S	SSI
Overlaps SE	EGI
Overlaps L	.NA
Overlaps L	.NR
Overlaps Conservation A	rea
Overlaps Listed Build	ing
Overlaps Strat. Employment buf	ffer
Overlaps Public Right of W	Vay <b>✓</b>
Overlaps SFRA Flood Zo	one
Overlaps EA Flood Zo	one
Overlaps HSE Major Haza	ard
Overlaps HSE Gas Pipel	ine
Overlaps Pot. Contaminat	ion 🗸
Overlaps Minerals Safegu	uarded

Overlaps Minerals Safeguarded 100m

# 3458 Wood End Farm, South of Whitehall Road, Farnley

Site sieved out. Not within settlement hierarchy

onclusions
sues and Options Summary
te affects others?
ustainability summary
ummary of reps
onis 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 te.  ore suitable than other sites for housing supply and growth ose to facilities/shops ose to employment
nere would appear to be no logical reason for the Council having concluded the site is not within the settlement hierarchy, given it lies djacent to the settlement limits of New Farnley and would therefore form an extension to this settlement
nti ew Farnley's infrastructure cannot support any more new houses. The schools, doctors etc are already full, the roads cannot cope even now. afety - access to this site would prove dangerous and hazardous on an already busy road.
omments on phasing
PP Allocation
ot proposed as housing allocation
PP Allocation Conclusion

Site Details							
Easting	419676	Northing	432461	Site area ha	2.9	SP7	Main Urban Area Extension
HMCA Outer West			Ward	Pudsey			

## **Site Characteristics**

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Education

Dwellings

Other land uses - None

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

Description

Single field. Residential development to north, school to east.

## **Greenbelt Assessment**

## 1. Check the unresticted sprawl of large built up areas

Would development lead to/consti	No
Would development result in an is	No
Is the site well connected to the b	No
Would development round off the	No
Is there a good existing barrier be and the undeveloped land?	No
Unrestricted Sprawl Conclusion	cted sprawl

## 2. Prevent neighbouring towns from merging

Would development lead	No
Do features provide boun	No
Coalescence Conclusion	undary

## 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?	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 pres	erve this character?		
Character Conclusion	No effect on the setting and special character of histor	ic features	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Links to settlement along northern boundary. High potential for further sprawl to south.

# **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 public transport or local services within walking distance. 1 Access comments No highway frontage. 1 Local network comments Thornbury gyratory congestion. 3 **Total score** Mitigation measures 5 Highways site support Contingent on other sites no Contingent on other sites no **Highways Agency** Impact No material impact **Network Status** No objection **Network Rail** Yorkshire Water

Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

# **Environment Agency**

Constraints

Treatment Works

FZ1 over 1 ha. See comments in main text of our response.

Knostrop

LCC			
Ecology support	Supported		
Supported			
Ecology boundary			
Education comments			
Flood Risk			
Flood Zone 1. YW pu	blic (combined) sewer runs inside Northern boundary of the site		
Utilities			
Gas			
Electric			1
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 D	)esigr	natio	ons

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		
Sch. Ancient Mon.	0.00	

# **Core Strategy**

Main Urban Area	0.00
Major Settlement	0.00
Minor Settlement	0.00
Overlaps Urban Extension	<b>~</b>

% overlap

# **Regeneration Areas**

Inner South RA	0.00	% overlap
LB Corridor RA	100.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

# Other Spatial Relationship

LCC ownership %	0.00
Nearest train station Nev	v Pudsey
Nearest train station distance (m)	2350.75
Nearest bus stop	11771
Nearest bus stop distance (m)	277.46
Agricultural classification Gr	ade 3
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<b>✓</b>
Overlaps Minerals Safeguarded	
Overlaps Minerals Safeguarded 100m	

## Conclusions

Issues and Options Summary

Green Belt site, relates relatively well to the existing settlement. Development of the site would also provide an opportunity for expansion of the school if capacity was required. Highways issues re access. No highway frontage and poor accessibility.

Site affects others?

Sustainability summary

Significant negative - greenfield site, greenhouse emissions and accessibility. Minor negative - access to health, and transport network. Minor positive - access to greenspace and transport network.

#### Summary of reps

 $MYC\Delta$ 

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.

A 2.90 1084 25 Yes No Yes

PRO

While the previous concerns expressed by the council were valid, the owners can now demonstrate (that the site can be accessed and egressed via a safe and properly designed point of access. Should the council need further supporting evidence including the full title deeds to the land or a more technical report prepared by a suitably qualified highways consultant, to demonstrate this point, the applicants would be happy to provide this upon request.

The council have identified the site as providing access to the countryside. Again we question this conclusion. The site is currently in private ownership and is free from any public footpaths or rights of way which allow access to the countryside beyond the site boundaries. In our opinion the Site does not provide access to the countryside but if the council felt this was necessary, master planning would be used to improve the connectivity of the site and surrounding areas via existing footpaths.

ANTI None

Comments on phasing

DPP Allocation

Preferred housing allocation

**DPP Allocation Conclusion** 

Green Belt site, relates relatively well to the existing settlement. Development of the site would also provide an opportunity for expansion of the school if capacity was required.

## 4007 Wortley High School

Site Details							
Easting	426051	Northing	432767	Site area ha	6.6	SP7	Main Urban Area Infill
HMCA Outer West			Ward	Farnley and	Wortley		

## **Site Characteristics**

Site type Mix 65:35

On-site land uses

Outdoor sport facility

Education

Neighbouring land uses

Dwellings

Other land uses - None

Topography	Sloping	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Former school site (now demolished). Playing pitches cover western section. Site slopes steeply.

## **Greenbelt Assessment - Not Required**

## 1. Check the unresticted 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

gg	.g .c	
Would development lead		
Do features provide bound		
Coalescence Conclusion		•

Encroachment Conclusion

3. Assist in safeguarding the countryside from encroahment	
Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

## 4. Preserve the setting and special character of historic towns

	•	
Site within/adjacent to		
Can development pres		
Character Conclusion		

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

## 4007 Wortley High School

# **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 accessibility standards but lacking in local services. 4 Access comments Possible access Blue Hill Way, possible gradient issue. 4 Local network comments Local congestion issues. 3 Total score Mitigation measures Access improvements 11 Highways site support Yes with mitigation Contingent on other sites No Contingent on other sites No **Highways Agency** Impact No material impact **Network Status** No objection **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

2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements 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). 0.34ha of the south western corner of this proposed allocation lies over Farnley Reservoir and Silver Royd Hill LNA. The area is a mixture of acid grassland and scrub and contributes toward the overall wildlife corridor.

# **Outer West**

4007 Wo	ortley High School		
Ecology boundary			
Education comme	nts		
Flood Risk			
Flood Zone 1			
Utilities			
Gas			
Electric			
Fire and Rescue			
Telecoms			
Other			
English Heritage			
Natural England			
Planning History	y Applications since 1/1/2009, covering more than 50% of the site		
App Number	Proposal	Decision	% of site

# Spatial relationships

<b>UDP Designations</b>		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	4.61	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	44.46	
N8 Urban Green Corridor	49.09	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy	
	400.00

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>✓</b>	

Inner South RA	0.00	% overlap
LB Corridor RA	98.71	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	95.31	

# Other Spatial Relationship

LCC ownership %	99.95
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# 4007 Wortley High School

Nearest train station	on	Bramley
Nearest train station distance	ce (m)	2669.26
Nearest bu	s stop	10333
Nearest bus stop distance	ce (m)	272.44
Agricultural classifi	cation	Irban
Overlap:	s SSSI	
Overlaps	SEGI	
Overlap	s LNA	✓
Overlap	s LNR	
Overlaps Conservation	n Area	
Overlaps Listed Bu	uilding	
Overlaps Strat. Employment	buffer	
Overlaps Public Right of	of Way	
Overlaps SFRA Flood	Zone	
Overlaps EA Flood	d Zone	
Overlaps HSE Major H	lazard	
Overlaps HSE Gas Pi	peline	
Overlaps Pot. Contami	nation	<b>✓</b>
Overlaps Minerals Safe	eguarde	d
Overlaps Minerals Safeguard	ed 100n	n $\square$

## 4007 Wortley High School

## Conclusions

Issues and Options Summary

Former school site. Lower playing pitch and part of tennis courts are designated as N6 (protected playing pitches) on the existing UDP. Residential use acceptable on former school section. Capacity reduced by 50% to reflect developable area. Planning brief being prepared. See also greenspace section page 32, question G12.

Site affects others?

Sustainability summary

Significant negative - loss of greenspace and ecology objection. Minor positive - access to schools, health and greenspace, greenhouse emissions, flood risk 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 6.65 259 6 Yes Yes Yes

ANTI

Blue Hill Lane is not wide enough. Should keep the sports pitch and use some of the site for elderly accom.

DD∩

None but see above re: if anything is built worst case scenario is elderly accomadation

Comments on phasing

**DPP Allocation** 

Preferred housing allocation

DPP Allocation Conclusion

Former school site. Lower playing pitch and part of tennis courts are designated as N6 (protected playing pitches) on the existing UDP. Residential use acceptable on former school section. Capacity reduced by 50% to reflect developable area.

## 4036 Upper Wortley Road, Thornhill Road, Bramley

Site Details								
Easting	426998	Northing	432872	Site area ha	0.5	SP7	Main Urban Area Infill	
HMCA	Outer West				Ward	Farnley and	Wortley	

## **Site Characteristics**

Site type Brownfield

On-site land uses

Residential institution

Neighbouring land uses

Dwellings

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Brownfield site surrounded by residential development.

## **Greenbelt Assessment - Not Required**

## 1. Check the unresticted sprawl of large built up areas

Would development lead to/const			
Would development result in an is			
Is the site well connected to the I			
Would development round off the			
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		
Do features provide bound		
Coalescence Conclusion		

## 3. Assist in safeguarding the countryside from encroahment

3. Assist in safeguarding the countryside from cheroaninent	
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

characteristics of openness and permanence					
		_			

LCC

**Ecology support** 

Supported

Supported

# 4036 Upper Wortley Road, Thornhill Road, Bramley **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) Distance to public transport, employment, health and education all good. 5 Access comments Access possible from Thornhill Road only 5 Local network comments Kk for level of development 5 Total score Mitigation measures 15 Highways site support 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.

# Ecology boundary Education comments Flood Risk Flood Zone 1. Part of site suceptible to surface water flooding. Utilities Gas Electric Fire and Rescue Other English Heritage

Natural England

Housing allocations 1322, and 1053 are adjacent to Leeds-Liverpool Canal SSSI (see citation below). In addition housing allocations 1337, 4097, 1124, 1123A, 1110, 1114, 212, 4041, 255, 638, 254, 4036 and employment allocations CFSM051 and CFSE005 are all within 2km of this nationall protected site. The effects of these allocations alone and cumulatively should be assessed. Allocations (or groups) which are likely to significantly affect the canal should not be progressed. www.sssi.naturalengland.org.uk/citation/citation\_photo/1004146.pdf

Planning History	Applications since 1/1/2009, covering more than 50% of the site						
App Number	Proposal	Decision	% of site				
12/00544/DEM	Determination for demolition of former care home	Α	100				

## Spatial relationships

#### **UDP Designations** N32 Greenbelt 0.00 % overlap N34 PAS 0.00 RL1 Rural Land 0.00 N1 Greenspace 0.00 0.00 **N1A Allotments** N5 Open Space 0.00 0.00 N6 Playing Pitch N8 Urban Green Corridor 0.01 CC Shopping Quarter 0.00 **UDP City Centre** 0.00 S2S6 Town Centre 0.00 **Proposed Local Centre** 0.00 Overlaps N37 SLA Sch. Ancient Mon. 0.00

# Core Strategy

Main Urban Area	100.00	%
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>✓</b>	

overlap

## **Regeneration Areas**

% overlap	0.00	Inner South RA
)	100.00	LB Corridor RA
)	0.00	EASEL RA
)	0.00	Aire Valley RA
)	100.00	West Leeds Gateway

# 4036 Upper Wortley Road, Thornhill Road, Bramley

LCC ownership %	99.92
Nearest train station	Burley Park
Nearest train station distance (m)	2475.32
Nearest bus stop	8092
Nearest bus stop distance (m)	47.98
Agricultural classification	Urban
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	<b>V</b>
Overlaps Pot. Contamination	<b>✓</b>
Overlaps Minerals Safeguard	ed
Overlaps Minerals Safeguarded 100	)m

## 4036 Upper Wortley Road, Thornhill Road, Bramley

## Conclusions

Issues and Options Summary

Brownfield site situated in residential area with frontage on to the highway. Current building (residential institution) on site. The site is acceptable for residential redevelopment in principle. No Highways concerns.

Site affects others?

Sustainability summary

Minor negative - part greenfield and brownfield site. Significant positive - greenhouse emissions, flood risk, transport network and accessibility. Minor positive - access to schools, health and greenspace.

## 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 0.50 232 6 Yes Yes Yes

PRO

None

ANTI

None

Comments on phasing

**DPP Allocation** 

Preferred housing allocation

DPP Allocation Conclusion

Brownfield site situated in residential area with frontage on to the highway. Current building (residential institution) on site. The site is acceptable for residential redevelopment in principle. No Highways concerns.

## 4038 Heights Drive, Bramley

Site Details									
	Easting	425362	Northing	433570	Site area ha		0.5	SP7	Main Urban Area Infill
	HMCA Outer West		Ward	Farnley and	Wortley				

## **Site Characteristics**

Site type Greenfield

On-site land uses

Outdoor amenity and open space

Neighbouring land uses

Dwellings

Transport tracks and ways

Other land uses - None

Topography	Undulating	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	No

Description

Currently used as amenity space.

## **Greenbelt Assessment - Not Required**

## 1. Check the unresticted 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

Do features provide boundaries to contain the development?	Would development lead	to physical connection of settlements?	
Do reatal de previde beariagnes to contain the actorophile.	Do features provide bound	daries to contain the development?	

Coalescence Conclusion

## 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

## 4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?		
Can development pres		
Character Conclusion		

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

## 4038 Heights Drive, Bramley

# **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) Distance to public transport. employment, health and education good. 5 Access comments Only viable access from Heights Drive probably level issues require retaining structures. 3 Local network comments Ok for level of development. 5 Total score Mitigation measures 13 Highways site support Yes with mitigation Contingent on other sites No Contingent on other sites No **Highways Agency** Impact No material impact **Network Status** No objection **Network Rail** Yorkshire Water Knostrop 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.

LCC	
Ecology support	Supported
Supported	

# **Outer West**

4038	Heights Drive, Bramley
Ecology bound	dary
Education con	nments
Flood Risk	
Flood Zone 1.	YW public surface water sewer crosses the site. Culverted watercourse shown within the site.
Utilities	
Gas	
Electric	
Fire and Rescu	ue
Telecoms	
Other	
English Herita	ge ge
Natural Englar	nd
Planning His	Applications since 1/1/2009, covering more than 50% of the site
App Number	Proposal Decision % of site

# Spatial relationships

<b>UDP Designations</b>		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	59.75	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy	

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

# **Regeneration Areas**

Inner So	uth RA 0.00	% overla
LB Corri	dor RA 100.00	
EAS	SEL RA 0.00	
Aire Val	lley RA 0.00	
West Leeds Ga	ateway 60.86	

# Other Spatial Relationship

LCC ownership %	59.83
-----------------	-------

# 4038 Heights Drive, Bramley

	Nearest train station	Bramle
1	Nearest train station distance (r	n) 1645.0
	Nearest bus sto	p 449
	Nearest bus stop distance (r	n) 108.6
	Agricultural classification	on Urban
	Overlaps SS	SI
	Overlaps SE	GI
	Overlaps Ll	IA
	Overlaps LN	IR 🗌
	Overlaps Conservation Ar	ea $\square$
	Overlaps Listed Buildi	
	· · · · · · · · · · · · · · · · · · ·	
C	Overlaps Strat. Employment buff	
	Overlaps Public Right of W	
	Overlaps SFRA Flood Zo	ne
	Overlaps EA Flood Zo	ne 🗌
	Overlaps HSE Major Haza	rd
	Overlaps HSE Gas Pipeli	ne 🗀
	Overlaps Pot. Contaminati	on 🗸
	·	
	Overlaps Minerals Safegua	rded
(	Overlaps Minerals Safeguarded	00m

## 4038 Heights Drive, Bramley

## **Conclusions**

Issues and Options Summary

The site is designated as N1 protected green space on the existing UDP. Loss of greenspace would need to be considered through the greenspace review - see Greenspace section, page 32, question G13. Highways concerns re access (no road frontage). Direct access from Heights Drive over grassed area only option.

Site affects others?

Sustainability summary

Significant negative - loss of greenspace and greenfield site. Significant positive - greenhouse emissions and accessibility. Minor positive - access to schools and health, flood risk and transport network.

# Summary of reps

WYCA

able 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 0.52 316 6 Yes Yes Yes

PRO

None

ANTI

None

Comments on phasing

**DPP Allocation** 

Not proposed as housing allocation

**DPP Allocation Conclusion** 

The site is designated as N1 protected green space on the existing UDP. Highways concerns re access (no road frontage).

## 4039 Regina House, Ring Road Bramley

Site Deta	ails						
Easting	424570	Northing	433829	Site area ha	1.8	SP7	Main Urban Area Infill
HMCA	Outer West				Ward	Farnley and	Wortley

## **Site Characteristics**

Site type Brownfield

On-site land uses

Manufacturing and Wholesale

Neighbouring land uses

Dwellings

Transport tracks and ways

Other land uses - None

Topography		Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Western half of site is brownfield in employment use and the eastern half is greenfield grassland and trees.

## **Greenbelt Assessment - Not Required**

## 1. Check the unresticted 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 bound	daries to contain the development?	
Coalescence Conclusion		•

## 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

## 4. Preserve the setting and special character of historic towns

Site within/adjacent to	conservation area/listed building/historical features?	
Can development pres	erve this character?	
Character Conclusion		•

# Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Supported

## 4039 Regina House, Ring Road Bramley

# **SHLAA** conclusions Availability: Medium (6-10yrs) Suitability: Suitable Achievability: Medium (6-10yrs) Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Distance to public transport. employment, health and education good. 5 Access comments Existing access position would be suitable. 5 Local network comments Local congestion issues. 4 Total score Mitigation measures None 14 Highways site support Contingent on other sites No Contingent on other sites No **Highways Agency** Impact No material impact **Network Status** No objection **Network Rail** Yorkshire Water Treatment Works 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

## **Outer West**

4039 Regi	ina House, Ring Road Bramley
Ecology boundary	
Education comments	S
Flood Risk	
Flood Zone 1. Poten through the site. YV	tial for surface water flooding. Flooding incidents recorded relating to a blockage in the culverted watercourse which runs V public (combined) 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**

our besignations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.03	
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		
Sch. Ancient Mon.	0.00	

# **Core Strategy**

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>✓</b>	

# **Regeneration Areas**

Inner South RA	0.00	% overlap
LB Corridor RA	100.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

# Other Spatial Relationship

LCC ownership %	8.38
-----------------	------

# 4039 Regina House, Ring Road Bramley

Nearest train station		Bramley
Nearest train station distance (m)		853.46
Nearest bus stop		1277
Nearest bus stop distance (m)		121.33
Agricultural classificat	ion U	rban
Overlaps S	SSI	
Overlaps SI		$\Box$
Overlaps L		$\Box$
Overlaps L		
Overlaps Conservation A	rea	$\overline{\Box}$
Overlaps Listed Build	ing	$\overline{\Box}$
Overlaps Strat. Employment but	ffer	
Overlaps Public Right of V	Vay	<b>✓</b>
Overlaps SFRA Flood Zo	one	
Overlaps EA Flood Zo	one	
Overlaps HSE Major Haz	ard	
Overlaps HSE Gas Pipel	ine	
Overlaps Pot. Contaminat	ion	<b>~</b>
Overlaps Minerals Safegu	ıarded	
Overlaps Minerals Safeguarded	100m	

#### 4039 Regina House, Ring Road Bramley

## Conclusions

Issues and Options Summary

Site in current employment use. Site is suitable for housing or continued employment use. In residential area. Existing access position would be suitable. Acceptable in highway terms.

Site affects others?

Sustainability summary

Minor negative - employment and economic growth. Significant positive - greenhouse emissions, flood risk and accessibility. Minor positive - access to schools and health, brownfield site and transport network.

#### Summary of reps

 $MYC\Delta$ 

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 1.79 110 7 Yes Yes Yes

PRO

None

ANTI

None

Comments on phasing

**DPP Allocation** 

Preferred housing allocation

DPP Allocation Conclusion

Site in current employment use. Site is suitable for housing or continued employment use. In residential area. Existing access position would be suitable. Acceptable in highway terms.

## 4041 Wyther Park Hill, Bramley

Site Details							
Easting	425780	Northing	434676	Site area ha	1.1	SP7	Main Urban Area Infill
HMCA	CA Outer West			Ward	Armley	_	

## **Site Characteristics**

Site type Greenfield

On-site land uses

Outdoor amenity and open space

Neighbouring land uses

Dwellings

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Currently amenity space set between houses providing links across the residential estate.

## **Greenbelt Assessment - Not Required**

## 1. Check the unresticted 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 bound					
Coalescence Conclusion					

### 3. Assist in safeguarding the countryside from encroahment

5. Assist in sareguarding the countryside from encroalment	
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

## 4041 Wyther Park Hill, Bramley **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) Poor access to public transport, employment, health and secondary education. Good access to primary education. 2 Access comments Access potential from a number of existing routes. 5 Local network comments Ok for level of development 5 Total score Mitigation measures Local Traffic Management measures may be necessary 12 Highways site support Yes with mitigation Contingent on other sites No 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.

Supported

LCC

Ecology support
Supported

## **Outer West**

4041 Wyt	ther Park Hill, Bramley			
Ecology boundary				
	<u> </u>			
Education comment	ts			
Flood Risk				
Flood Zone 1. YW p	public (foul and surface water) s	sewers within the site.		
Utilities Gas				
Gas				
Floatric				
Electric				
Fire and Rescue				
Telecoms				
Other				
English Heritage				
Natural England				
1124, 1123A, 1110 protected site. The	, 1114, 212, 4041, 255, 638, 25	54, 4036 and employmer one and cumulatively sho	nt allocations CFSM051 and uld be assessed. Allocations	In addition housing allocations 1337, 4097, CFSE005 are all within 2km of this nationall s (or groups) which are likely to significantly 04146.pdf
Planning History	Applications since 1/1/2009, of	covering more than 50%	of the site	
App Number	Proposal		Decision	% of site

## Spatial relationships

## **UDP Designations**

<b>g</b>		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

## Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>V</b>	

## **Regeneration Areas**

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

## 4041 Wyther Park Hill, Bramley

LCC ownership %	0.01		
Nearest train station	Headingley		
Nearest train station distance (m)	1540.07		
Nearest bus stop	12125		
Nearest bus stop distance (m)	188.91		
Agricultural classification	Urban		
Overlaps SSSI			
Overlaps SEGI			
Overlaps LNA			
Overlaps LNR			
Overlaps Conservation Area			
Overlaps Listed Building			
Overlaps Strat. Employment buffer			
Overlaps Public Right of Way			
Overlaps SFRA Flood Zone			
Overlaps EA Flood Zone			
Overlaps HSE Major Hazard			
Overlaps HSE Gas Pipeline			
Overlaps Pot. Contamination	<b>✓</b>		
Overlaps Minerals Safeguard	ed		
Overlaps Minerals Safeguarded 100	)m		

#### 4041 Wyther Park Hill, Bramley

#### Conclusions

Issues and Options Summary

Site in existing urban area, acceptable in principle for residential use. Currently open space, but not designated as greenspace on existing UDP. Access potential from a number of existing routes, poor accessibility.

Site affects others?

Sustainability summary

Significant negative - greenfield site. Minor negative - greenhouse emissions and accessibility. Minor positive - access to greenspace, flood risk and transport network.

Summary of reps

WYCA

Table 1 below contains sites that are classified as 'Sites which have potential to be allocated for housing' but fall outside 400m of the current core bus network. Consideration needs to be given to if these sites would be able to meet the LDF public transport accessibility requirements should housing be brought forward. Significant developer contributions will be required at these sites to improve the public transport to meet the council LDF accessibility policies; particularly in the larger sites should these be brought forward for development. These include SHLAA ref: 2062, 1032, 1046, 1017 & 1055.

G 1.07 458 25 Yes Yes Yes

PRO

None

ANTI

None

Comments on phasing

**DPP Allocation** 

Not proposed as housing allocation

**DPP Allocation Conclusion** 

Site identified in the LOSSRA as green space. An important piece of green space in the area to be retained.

### 4042A Raynville Road/Raynville Crescent, Bramley (East)

Site Details							
Easting	425662	Northing	435024	Site area ha	0.5	SP7	Main Urban Area Infill
HMCA	Outer West			Ward	Armley		

#### **Site Characteristics**

Site type Greenfield

On-site land uses

Outdoor sport facility

Outdoor amenity and open space

Neighbouring land uses

Shops

Outdoor amenity and open space

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description

A piece of land which is part greenspace in a residential area. The site has been split in two so that the western half can be upgraded with the adjacent greenspace and the eastern part can be redeveloped with the section of greenspace to the east

#### **Greenbelt Assessment - Not Required**

## 1. Check the unresticted sprawl of large built up areas

-			
Would development lead to/constitue ribbon	development?		
Would development result in an isolated dev	elopment?		
Is the site well connected to the built up are	a?		
Would development round off the settlemen	t?		
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 bound	ent?				
Coalescence Conclusion					

#### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

## 4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	

Character Conclusion

## 4042A Raynville Road/Raynville Crescent, Bramley (East)

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

characteristics of op	characteristics of openness and permanence							
Site is not within/adjacent to the Green Belt								
SHLAA conclusions								
Availability: Short (=	<5 yrs)	Suitability:	LDF to determine	Achievability: Longtern	า (11+yrs)			
Summary of infra	structure provider c	comments						
Highways Agency								
Impact	Netwo	rk Status						
Network Rail								
Yorkshire Water								
Treatment Works								
<b>Environment Agency</b>	у							
Constraints	'							
LCC								
Ecology support								
Ecology boundary								
Education comments								
Flood Risk								
Utilities								
Gas								
Electric								
Fire and Rescue								
Telecoms								
Other English Heritage								
igiisii rioiitage								
Natural England								

App Number Pro	oosal			Decision	% (
patial relationships  UDP Designations		]	Core Strategy		
	0.00	0/ overlap		100.00	0/ overl
N32 Greenbelt	0.00	% overlap	Main Urban Area	100.00	% overl
N34 PAS RL1 Rural Land	0.00		Major Settlement	0.00	
N1 Greenspace	0.00 99.92		Minor Settlement	0.00	
N1A Allotments			Overlaps Urban Extension	✓	
N5 Open Space	0.00				
N6 Playing Pitch	0.00		<b>Regeneration Areas</b>		
N8 Urban Green Corridor	0.00		Inner South RA	0.00	% overl
CC Shopping Quarter	0.00		LB Corridor RA	0.00	76 OVEI I
UDP City Centre	0.00		EASEL RA	0.00	
S2S6 Town Centre	0.00		Aire Valley RA	0.00	
Proposed Local Centre	0.00		West Leeds Gateway	0.00	
Overlaps N37 SLA			west Leeds Gateway	0.00	
Sch. Ancient Mon.	0.00				
Other Spatial Relat		99.92			
Nearest train sta		adingley			
Nearest train station dista		1395.95			
Nearest t		14419			
Nearest bus stop dista					
I	nce (m)	55.00			
Agricultural class					
Agricultural class	ification Urk				
Agricultural class	ification Urb	pan			
Agricultural class Overla Overla	ification Urb ps SSSI ps SEGI	pan			
Agricultural class Overla Overla	ification Urb ips SSSI ps SEGI aps LNA	pan			
Agricultural class Overla Overla Overla Overl	ification Urb ps SSSI ps SEGI aps LNA aps LNR	pan			
Agricultural class Overla Overla Overla Overla	ification Urb ps SSSI ps SEGI aps LNA aps LNR on Area	pan			
Agricultural class Overla Overla Overla Overl	ification Urb ips SSSI ps SEGI aps LNA aps LNR on Area Building	pan			
Agricultural class Overla Overla Overla Overlaps Conservati	ification Urb ips SSSI ps SEGI aps LNA aps LNR on Area Building it buffer	pan			
Agricultural class Overla Overla Overla Overla Overlaps Conservati Overlaps Listed Overlaps Strat. Employmer	ification Urb ps SSSI ps SEGI aps LNA aps LNR on Area Building at buffer of Way	pan			
Agricultural class Overla Overla Overla Overla Overlaps Conservati Overlaps Listed Overlaps Strat. Employmer Overlaps Public Right	ps SSSI ps SEGI aps LNA aps LNR on Area Building at buffer of Way od Zone	pan			
Agricultural class Overla Overla Overla Overlaps Conservati Overlaps Listed Overlaps Strat. Employmer Overlaps Public Right	ification Urb ps SSSI ps SEGI aps LNA aps LNR on Area Building at buffer of Way od Zone od Zone	pan			
Agricultural class Overla Overla Overla Overlaps Conservati Overlaps Listed Overlaps Strat. Employmer Overlaps SFRA Flo Overlaps EA Flo	ification Urb ps SSSI ps SEGI aps LNA aps LNR on Area Building at buffer of Way od Zone od Zone Hazard	pan			
Agricultural class Overla Overla Overla Overla Overlaps Conservati Overlaps Listed Overlaps Strat. Employmer Overlaps Public Right Overlaps SFRA Floo	ification Urb ips SSSI ps SEGI aps LNA aps LNR on Area Building it buffer of Way od Zone od Zone Hazard	pan			

Overlaps Minerals Safeguarded 100m

% of site

## 4042A Raynville Road/Raynville Crescent, Bramley (East)

Conclusions	
Issues and Options Summary	
	space and part brownfield site in a residential area. The brownfield part of the site has been split in two so ded with the adjacent greensapce and the eastern part can be redeveloped with the section of greenspace
Site affects others?	
No.	
Sustainability summary	
Summary of reps	
Comments on phasing	
DPP Allocation	
Preferred housing allocation	
DPP Allocation Conclusion	

A piece of land which is part greenspace and part brownfield site in a residential area. The brownfield part of the site has been split in two so that the western half can be upgraded with the adjacent greensapce and the eastern part can be redeveloped with the section of greenspace to the east.

## 4042B Raynville Road/Raynville Crescent, Bramley (West)

Site Details							
Easting	425517	Northing	434962	Site area ha	3	SP7	Main Urban Area Infill
HMCA	Outer West				Ward	Armley	3

## **Site Characteristics**

Site type Mixed

On-site land uses

Outdoor amenity and open space

Vacant land

Neighbouring land uses

Outdoor amenity and open space

Dwellings

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Greenspace site with a piece of vacant cleared land.

## **Greenbelt Assessment - Not Required**

## 1. Check the unresticted 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		
Do features provide bound		
Coalescence Conclusion		

#### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary			
Does the site provide acces	s to the countryside		
Does the site include local/	national nature conservation areas (SSSIs		
Areas of protected/unprote	cted woodland/trees/hedgerows?		
Site includes Grade 1, Grad			
Does the site contain buildi			
Are these buildings used fo			
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

4042B	42B Raynville Road/Raynville Crescent, Bramley (West)				
Overall Con characteris	clusion from assessm iics of openness and p	ent against all 4 purpo permanence	oses of green belt and	essential	
SHLAA cond	lusions				
Availability	: Short (=<5 yrs)	Suitability:	LDF to determine	Achievability: Longterm (11+yrs)	
Summary	of infrastructure p	rovider comments			
I li aboutate					
Highways A	igericy	Network Status			
Network Ra	ail				
Yorkshire V	Vater				
Treatment W					
Environme	nt Agency				
Constraints					
LCC					
Ecology supp	ort				
Ecology bour	dary				
Ecology boul	idai y				
Education co	mments				
	1				
Flood Risk					
Utilities					
Gas					
Electric					
Licetife					
Fire and Reso	eue				
Telecoms					
Other					
English Herita	age				
Natural Engla	and				
ivaturai Erigia	iliu				

1042B Raynville Ro	ad/Rayn	ville Cresc	ent, Bramley (West)		
App Number Propo	sal		•	Decision	% of sit
patial 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	99.34		Overlaps Urban Extension	. •	
N1A Allotments	0.00				
N5 Open Space	0.00		Degeneration Areas		
N6 Playing Pitch	0.00		Regeneration Areas		
N8 Urban Green Corridor	0.00		Inner South RA	0.00	% overlap
CC Shopping Quarter	0.00		LB Corridor RA	0.00	
UDP City Centre	0.00		EASEL RA	0.00	
S2S6 Town Centre	0.00		Aire Valley RA	0.00	
Proposed Local Centre	0.00		West Leeds Gateway	0.00	
Overlaps N37 SLA					
Other Spatial Relatio	nship				
LCC ownersh		97.76			
Nearest train statio	n Head	lingley			
Nearest train station distance		549.75			
Nearest bus		5829			
Nearest bus stop distance		05.48			
Agricultural classific	cation Urba	n			
Overlaps	SSSI				
Overlaps					
Overlaps					
Overlaps	s LNR	Ī			
Overlaps Conservation	n Area	Ī			
Overlaps Listed Bu	ilding	<u> </u>			
Overlaps Strat. Employment b	buffer				
Overlaps Public Right of	f Way				
Overlaps SFRA Flood	Zone				
Overlaps EA Flood	Zone				
Overlaps HSE Major H	azard				
Overlaps HSE Gas Pip	peline				
Overlaps Pot. Contamir	nation				
Overlaps Minerals Safe					

Overlaps Minerals Safeguarded 100m

## **Outer West**

## 4042B Raynville Road/Raynville Crescent, Bramley (West)

nclusions
ues and Options Summary
eenspace site to be retained.
e affects others?
stainability summary
mmary of reps
mments on phasing
P Allocation
t proposed as housing allocation
P Allocation Conclusion
een space site to be retained and up graded.

Site	Details	
$\sigma$	Details	

Easting	419497	Northing	433341	Site area ha	5.9	SP7	Main Urban Area Extension
HMCA Outer West			Ward	Calverley a	nd Farsley		

## **Site Characteristics**

Site type Greenfield

On-site land uses

Outdoor sport facility

Outdoor amenity and open space

Neighbouring land uses

Office

Education

Dwellings

Other land uses - None

Topography Flat	Landscape	Limited Tree Cover
Boundaries Existing well defin	red Road fron	Yes

Description

Majority of the site is disused playing fields with car parking on the northern site boundary.

## **Greenbelt Assessment**

## 1. Check the unresticted sprawl of large built up areas

Would development lead to/const	No	
Would development result in an is	No	
Is the site well connected to the I	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 unrestrict		ted sprawl

## 2. Prevent neighbouring towns from merging

Would development lead	to physical connection of settlements?	Yes	
Do features provide bound	daries 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 pres	erve 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. Well contained by railway line eliminating 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) Good access to public transport, employment, health and education. 4 Access comments Access ok onto Dick Lane. Could be combined with adjacent sites. 5 Local network comments Local congestion issues. 3 **Total score** Mitigation measures 12 Highways site support Yes with mitigation Contingent on other sites No 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 and on historic landfill site. See comments in main text of our response.

LCC			
Ecology support	Not supported		
	. This land lies at a pinch point in the wildlife habitat network as semi-imporved grassland and scrub. Curlew (2008) UK BAF		Bradford. The site includes a section of the
Ecology boundary			
Education comments			
Flood Risk			
Flood Zone 1. YW put water flooding to NE	blic (combined) sewers located inside NW boundary. CSO out of site.	fall pipe also runs th	rough SW corner. Some degree of surface
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 si	te	
App Number	Proposal	Decision	% of site

## Spatial relationships

<b>UDP Designations</b>		
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	98.28	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

# Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>✓</b>	

## **Regeneration Areas**

0.00	% overlap
100.00	
0.00	
0.00	
0.00	
	100.00 0.00 0.00

## Other Spatial Relationship

LCC ownership %	0.00
No supply their stations	lave Duela
Nearest train station	lew Pudsey
Nearest train station distance (m)	1900.28
Nearest bus stop	4242
Nearest bus stop distance (m)	203.83
Agricultural classification	Grade 3
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<b>✓</b>
Overlaps Minerals Safeguard	ed
Overlaps Minerals Safeguarded 100	)m

#### Conclusions

Issues and Options Summary

Green Belt site and greenspace allocation, N6 protected pitch on the existing UDP. Loss of playing pitch would need to be considered through the greenspace review. See greenspace section, page 32, question G11. Access onto Dick Lane suitable. The playing fields are disused and new pitches have been provided adjacent.

Site affects others?

Sustainability summary

Significant negative - loss of greenspace and ecology objection. Minor negative - employment, economic growth and part greenfield and brownfield site. Minor positive - access to health, 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 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.

A 5.69 388 4 Yes Yes Yes

ANTI

N6 sports pitch should be retained - this site would merge Leeds-Bradford.

PRO

None

Comments on phasing

**DPP Allocation** 

Preferred housing allocation

DPP Allocation Conclusion

Green Belt site and greenspace allocation, N6 protected pitch on the existing UDP. Good links with the urban area. Well contained by railway line eliminating potential for further sprawl.

Site Det	ails							
Easting	419829	Northing	433399	Site area ha	1	0.7	SP7	Main Urban Area Extension
HMCA	Outer West					Ward	Calverley a	nd Farsley

#### **Site Characteristics**

Site type Greenfield

On-site land uses

Outdoor amenity and open space

Neighbouring land uses

Dwellings

Other land uses - None

Topography	Undulating	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description

Greenfield site in outdoor recreational use

#### **Greenbelt Assessment**

## 1. Check the unresticted 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 unres	stricted sprawl

## 2. Prevent neighbouring towns from merging

Would development lead	to physical connection of settlements?	Yes
Do features provide boun	daries to contain the development?	No
Coalescence Conclusion	No merging but would significantly reduce	e the green belt gap

### 3. Assist in safeguarding the countryside from encroahment

No
No
No
No
Yes
No
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	o conservation area/listed building/historical features?	No
Can development pre	serve this character?	
Character Conclusion	No effect on the setting and special character of histor	ic features

# Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Relates well to settlement. Well contained by railway line to south reducing potential for further sprawl. Would reduce gap between Leeds and Bradford.

LCC

**Ecology support** 

Not supported

## 4045 Daleside Road, Thornbury, 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 Rank (1-5) Poor access to public transport, employment and secondary education. Good access to primary education and health. 2 Access comments No obvious means of access without being combined with adjacent site. 1 Local network comments Local congestion issues. 3 Total score Mitigation measures 6 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 Knostrop Treatment Works Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study **Environment Agency** Constraints FZ1 over 1 ha and on historic landfill site. See comments in main text of our response.

Not supported (RED). This land lies at a pinch point in the wildlife habitat network between Leeds and Bradford. The site includes a section of the Tyersal Beck as well as semi-imporved grassland and scrub. Curlew (2008) UK BAP species, feeding.

## **Outer West**

4045 Da	leside Road, Thornbury, South	
Ecology boundary		
Education commer	nts	
Flood Risk		
Largely Flood Zon	e 1, but Tyersal beck runs along Southern boundary and inside N	E of site. CSO outfall pipe also runs through SW corner of the site.
Utilities		
Gas		
Electric		
Fire and Rescue		
Telecoms		
Other		
English Heritage		
Natural England		
Planning History	y Applications since 1/1/2009, covering more than 50% of the s	te
App Number	Proposal	Decision % of site

## Spatial relationships

N32 Greenbelt         99.73           N34 PAS         0.00           RL1 Rural Land         0.00           N1 Greenspace         0.00           N1A Allotments         0.00           N5 Open Space         0.00           N6 Playing Pitch         1.54           N8 Urban Green Corridor         0.00           CC Shopping Quarter         0.00	<b>UDP Designations</b>		
RL1 Rural Land 0.00 N1 Greenspace 0.00 N1A Allotments 0.00 N5 Open Space 0.00 N6 Playing Pitch 1.54 N8 Urban Green Corridor 0.00	N32 Greenbelt	99.73	% overlap
N1 Greenspace 0.00 N1A Allotments 0.00 N5 Open Space 0.00 N6 Playing Pitch 1.54 N8 Urban Green Corridor 0.00	N34 PAS	0.00	
N1A Allotments 0.00 N5 Open Space 0.00 N6 Playing Pitch 1.54 N8 Urban Green Corridor 0.00	RL1 Rural Land	0.00	
N5 Open Space 0.00  N6 Playing Pitch 1.54  N8 Urban Green Corridor 0.00	N1 Greenspace	0.00	
N6 Playing Pitch 1.54 N8 Urban Green Corridor 0.00	N1A Allotments	0.00	
N8 Urban Green Corridor 0.00	N5 Open Space	0.00	
	N6 Playing Pitch	1.54	
CC Shopping Quarter 0.00	N8 Urban Green Corridor	0.00	
	CC Shopping Quarter	0.00	
UDP City Centre 0.00	UDP City Centre	0.00	
S2S6 Town Centre 0.00	S2S6 Town Centre	0.00	
Proposed Local Centre 0.00	Proposed Local Centre	0.00	
Overlaps N37 SLA	Overlaps N37 SLA		
Sch. Ancient Mon. 0.00	Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	0.27	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>✓</b>	

Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	100.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

## Other Spatial Relationship

LCC ownership %	0.00
-----------------	------

Nearest train station	lew Pudsey
Nearest train station distance (m)	1589.11
Nearest bus stop	9298
Nearest bus stop distance (m)	399.65
Agricultural classification	Grade 3
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	<b>✓</b>
Overlaps Pot. Contamination	<b>✓</b>
Overlaps Minerals Safeguard	ed
Overlaps Minerals Safeguarded 100	)m

## Conclusions

Issues and Options Summary

Green Belt site. Slopes steeply towards railway. Development would represent a significant incursion into Green Belt. No obvious means of access without being combined with adjacent site.

Site affects others?

Sustainability summary

Significant negative - greenfield site and ecology objection. Minor negative - greenhouse emissions, transport network and accessibility. Minor positive - access to health and greenspace and flood risk.

Summary of reps

All three representations are against development of the site due to the following reasons:

The area is steep sloped,

Development of the site would contribute to coalescence of Leeds with Bradford and,

METRO does not recommend the site as suitable for housing.

Comments on phasing

DPP Allocation

Not proposed as housing allocation

**DPP Allocation Conclusion** 

Green Belt site. Slopes steeply towards railway. Development would represent a significant incursion into Green Belt.

Site Details							
Easting	419901	Northing	433676	Site area ha	3.4	SP7	Main Urban Area Extension
HMCA	Outer West		Ward	Calverley a	nd Farsley		

## **Site Characteristics**

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Outdoor sport facility

Dwellings

Other land uses - None

Topograph	y Sloping	Landscape	Limited Tree Cover
Boundarie	Partially well-defined	Road front	Yes

Description

Greenfield site with leisure uses to the west and residential to the east.

## **Greenbelt Assessment**

## 1. Check the unresticted 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 and the undeveloped land?	n area No
Unrestricted Sprawl Conclusion Low potential to lead to	unrestricted sprawl

## 2. Prevent neighbouring towns from merging

Would development lead	No
Do features provide bound	No
Coalescence Conclusion	e the green belt gap

#### 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 pres	erve this character?				
Character Conclusion	No effect on the setting and special character of historic features				

# Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Site has strong links to urban area and is well contained. Would reduce the separation between Leeds / Bradford, although there are already existing links directly to the north.

SHLAA conclusions						
Availability: Short	(=<5 yrs)	Suitability	y: LDF to determine	Achievability:	Longterm (11+yrs)	
Summary of infr	astructure pro	vider comments	<b>.</b>			
Public transport acce	ssibility comments	cation only part of si	to has good access to so	condary education and public	transport	Rank (1-5)
Good access to fleatil	папа рипату еай	Lation only, part of Si	te has good access to se	condary education and public	transport.	3
Access comments Access possible from	Daleside Road but	would require exten	sion of existing footway	and removal of a number of t	rees.	4
Local network commo	ents					
Local congestion issu	es.					3
Mitigation measures						Total score
Local traffic manager	ment measures ma	y be necessary.				10
Highways site suppor	t					
Yes with mitigation.		•				
Contingent on other s	sites					
Contingent on other s No.	sites					
Highways Agency						
Impact No material	impact	Network Status	No objection			
Network Rail						
	_					
Yorkshire Water						
Treatment Works	Knostrop					
level. Development t	hat will connect to	the public sewer syst	tem needs to be co-ordin	capacity for significant develonated with Yorkshire Water's A The forthcoming AMP(6) will re	sset Management Pla	ans (AMP) to

2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide

## **Environment Agency**

Constraints

FZ1 over 1 ha. See comments in main text of our response.

contributions. The amount would be determined by a developer funded feasibility study.

LCC			
Ecology support	Not supported		
Not supported (RED) Tyersal Beck as well a	. This land lies at a pinch point in the wildlife habitat network between semi-imporved grassland and scrub.	een Leeds and E	Bradford. The site includes a section of the
Ecology boundary			
Education comments			
Flood Risk	1		
Flood Zone 1			
I Martinata			
<b>Utilities</b> Gas			
GdS			
Electric			
Fire and Rescue			
Telecoms			
Other	1		
English Heritage			
Natural England	7		
Planning History	Applications since 1/1/2009, covering more than 50% of the site		
App Number		Decision	% of site

## Spatial relationships

<b>UDP Designations</b>		
N32 Greenbelt	99.87	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

## Core Strategy

Main Urban Area	0.13	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>✓</b>	

## **Regeneration Areas**

Inner South RA	0.00	% overlap
LB Corridor RA	100.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

## Other Spatial Relationship

LCC ownership %	0.12
Nearest train station	lew Pudsey
Nearest train station distance (m)	1384.66
Nearest bus stop	3248
Nearest bus stop distance (m)	347.60
Agricultural classification	Grade 3
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	<b>✓</b>
Overlaps Pot. Contamination	<u></u>
Overlaps Minerals Safeguard	ed
Overlaps Minerals Safeguarded 100	m

#### Conclusions

Issues and Options Summary

Green Belt site. Development of the site would relate well to the existing settlement and consolidate development being surrounded on three sides by existing residential development. Access possible from Daleside Road but would require extension of existing footway and removal of a number of trees. Potential education interest in site.

Site affects others?

Sustainability summary

Significant negative - greenfield site. Minor positive - access to health and flood risk.

Summary of reps

Majority (Nine out of eleven) of reps are against development on site 4046.

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 be minded to recommend that these site were not prioritised for housing until other more accessible site have been considered.

The ground in this area is clay based so becomes both rock like in summer and marshland in winter. Houses already on Daleside Road suffer greatly with this problem and torrential rain brings flood like conditions to back gardens (free swimming pools of which I have photos of). Any new builds on this site would exasperate this problem and possibly cause water damage to existing houses as the drainage area is reduced due to open land been tarmacked over.

The roundabout (Thornbury Roundabout) is subject to frequent flooding due to the poor drainage, with frequent loss of the inside lane due to deep water opposite Gallagher Leisure Park, and an increase in traffic from additional housing would exacerbate the traffic problems.

During the worst of the winter months, Daleside Road is treacherous as no gritting services are provided and the current provision of refuse collection is variable

Natural water run off could potentially lead to flooding of homes in the future.

Loss of greenspace and wildlife habitat.

Greenbelt.

Lack of good access - Suitable access would require extension of existing footway and removal of a number of trees.

New development would encourage more traffic congestion.

PRO-DEVELOPMENT

Suitable for housing development. However the proposed access to the site at the bottom of Daleside Road would result in increased traffic from Galloway Lane via the Chatsworths and Daleside Grove or from Leeds/Bradford Road along Daleside Road where roadside parking of vehicles currently creates traffic movement. A much easier access to the site would surely be from Dick Lane through the Mid-Point development.

Comments on phasing

DPP Allocation

Preferred housing allocation

**DPP Allocation Conclusion** 

Green Belt site. Development of the site would relate well to the existing settlement and consolidate development being surrounded on three sides by existing residential development. Access possible from Daleside Road but would require extension of existing footway and removal of a number of trees. Potential education interest in site.

## 4047 Bradford Road, Sunnybank Lane, Pudsey

Site Details							
Easting	419804	Northing	434127	Site area ha	0.6	SP7	Main Urban Area Infill
HMCA	Outer West				Ward	Calverley a	and Farsley
	racteristic	cs					
Site type Brownfield  On-site land uses							
Vacant building							
Neighbouring land uses							
Dwellings							
Outdoor sport facility							

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Brownfield site occupied by vacant building.

## **Greenbelt Assessment - Not Required**

## 1. Check the unresticted 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		
Do features provide bound		
Coalescence Conclusion		

## 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

## 4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	

Character Conclusion

# Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Supported

#### 4047 Bradford Road, Sunnybank Lane, Pudsey

## **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) Good access to public transport, employment, heath and education. 5 Access comments Access is achievable from Sunnybank Lane only. 5 Local network comments Local congestion issues. 3 Total score Mitigation measures Local Traffic Management measures may be necessary. 13 Highways site support Yes with mitigation. Contingent on other sites No Contingent on other sites No **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

## **Outer West**

#### 4047 Bradford Road, Sunnybank Lane, Pudsey

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** % of site **Proposal** Decision

## Spatial relationships

# **UDP Designations**

% overlap

	<u> </u>		
	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 Uı	rban Green Corridor	0.00	
С	C Shopping Quarter	0.00	
	UDP City Centre	0.00	
	S2S6 Town Centre	0.00	
Pro	posed Local Centre	0.00	
	Overlaps N37 SLA	✓	
	Sch. Ancient Mon.	0.00	

## **Core Strategy**

	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>V</b>	

## **Regeneration Areas**

Inner South RA	0.00	% overlap
LB Corridor RA	100.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

## Other Spatial Relationship

LCC ownership %	0.00
-----------------	------

## 4047 Bradford Road, Sunnybank Lane, Pudsey

Nearest train station New Pudsey
Nearest train station distance (m) 1342.38
Nearest bus stop 3404
Nearest bus stop distance (m) 47.78
Agricultural classification Urban
Overlaps SSSI
Overlaps SEGI
Overlaps LNA
Overlaps LNR
Overlaps Conservation Area
Overlaps Listed Building
Overlaps Strat. Employment buffer
Overlaps Public Right of Way
Overlaps SFRA Flood Zone
Overlaps EA Flood Zone
Overlaps HSE Major Hazard
Overlaps HSE Gas Pipeline
Overlaps Pot. Contamination
Overlaps Minerals Safeguarded
Overlaps Minerals Safeguarded 100m

#### 4047 Bradford Road, Sunnybank Lane, Pudsey

#### Conclusions

Issues and Options Summary

Currently unoccupied brownfield employment site in a residential area. Suitable in principle for residential development. Access is achievable from Sunnybank Lane only.

Site affects others?

Sustainability summary

Minor negative - employment, economic growth and part greenfield and brownfield site. Significant positive - greenhouse emisions, flood risk and accessibility. Minor positive - access to education, health and greenspace and transport network

Summary of reps

Majority of comments are against development of site 4047 mainly due to Highways/Traffic problems.

ANTI-DEVELOPMENT

This building is privately owned. The factory is used to store cars. Planning permission has been applied to develop the offices at the front of the building into bathroom showroom. Houses cannot be built on a car park as this would restrict access to factory.

Building new houses next to a rundown factory I personally think it will look very unattractive.

Any new building will encourage more traffic congestion in an area that connot cope with current traffic.

New development will encourage noise and air pollution.

There is no infrastructure to support the proposed developments.

Schools and dentists are full.

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.

Comments on phasing

DPP Allocation

Preferred housing allocation

**DPP Allocation Conclusion** 

Currently unoccupied brownfield employment site in a residential area. Suitable in principle for residential development. Access is achievable from Sunnybank Lane.

#### 4048 Priesthorpe Road, Farsley

Site Deta	ails							
Easting	421608	Northing	435512	Site area ha		0.6	SP7	Main Urban Area Infill
HMCA	HMCA Outer West			Ward	Calverley a	nd Farsley		

## **Site Characteristics**

Site type Greenfield

On-site land uses

Vacant land

Neighbouring land uses

Office

**Dwellings** 

Other land uses - None

Topography	Sloping	Landscape	Significant Tree Cover
Boundaries	Partially well-defined	Road front	No

Description

Greenfield site. Majority of site is covered with trees.

#### **Greenbelt Assessment - Not Required**

## 1. Check the unresticted 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 t		
Do features provide bound		
Coalescence Conclusion		

#### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

## 4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	

Character Conclusion

# Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Supported

#### 4048 Priesthorpe Road, Farsley

## **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) Good access to public transport, employment, health and education. 5 Access comments No access to highway. 1 Local network comments Ok for level of development. 5 Total score Mitigation measures None with level of development. 11 Highways site support Contingent on other sites Yes. Contingent on other sites Yes. **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

4048	Priesthorpe Road, Farsley
Ecology bounda	ary
Education com	ments
Flood Risk	
Priesthorpe Ro be at high risk	ad Farsley. Largely Flood Zone 1, but there is a watercourse along the Northern boundary, and the NE corner of the site shown to of flooding from surface water accumulations.
Utilities	
Gas	
Electric	
Fire and Rescu	e e
Telecoms	
Other	
English Heritag	e e
Natural England	d
DI	April 2011 - 1 - 2 - 4 /4 /0000 - 2 - 2 - 1 - 1 - 2 - 2 - 2 - 2 - 2 - 2

Planning History	g History Applications since 1/1/2009, covering more than 50% of the site						
App Number	Proposal	Decision	% of site				
13/03543/ADV	3 externally illuminated wall mounted signs; 1 externally illuminated post mounted sign	Α	94				
14/03267/FU	New door in existing opening	Α	94				
14/02476/FU	Hybrid application for Outline of new access, new development, woodland management, full application for demolition, change of use to A1, A2, A3, A4, C1, C2, D1 and D2 and 12 dwellings		94				

S	na	tial	re	lati	ion	ısh	ins
J	μa	uai	10	aı		1311	ıps

**UDP Designations** 

Core Strategy

# 4048 Priesthorpe Road, Farsley

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>✓</b>	

# **Regeneration Areas**

Inner South RA	0.00	% overlap
LB Corridor RA	100.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

# Other Spatial Relationship

Other Spatial Relations in	Р
LCC ownership %	0.00
Nearest train station	lew Pudsey
Nearest train station distance (m)	1296.46
Nearest bus stop	13311
Nearest bus stop distance (m)	204.30
Agricultural classification	Urban
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	<b>~</b>
Overlaps Listed Building	Ī
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	
Overlaps Minerals Safeguard	ed
Overlaps Minerals Safeguarded 100	)m

#### 4048 Priesthorpe Road, Farsley

#### Conclusions

Issues and Options Summary

South Eastern portion of site taken up with parking area for adjacent office conversion. Access to the heavily wooded remainder of the site is extremely limited. No access to highway.

Site affects others?

Sustainability summary

Significant negative - greenfield site. Minor negative - employment and economic growth. Significant positive - greenhouse emissions and accessibility. Minor positive - access to schools, health and greenspace and flood risk.

Summary of reps

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).

OTHER COMMENTS

Site Reference 4048 should be added into the overall Sunny Bank Mills site reference to reflect title ownership boundaries and the masterplan work underway. It is however considered that the site also has potential for convenience goods retailing as part of an overall mixed use scheme. My clients appointed a full design team some time ago to prepare a masterplan for the comprehensive redevelopment of the Sunny Bank Mills site and discussions have been advanced with City Council Officers over a significant period of time with general agreement having been reached on a mixed use scheme.

Comments on phasing

**DPP Allocation** 

Not proposed as housing allocation

**DPP Allocation Conclusion** 

South Eastern portion of site taken up with parking area for adjacent office conversion. Access to the heavily wooded remainder of the site is extremely limited. No access to highway.

# 4049 Calverley Lane, Calverley

Site Details								
Easting	421196	Northing	436614	Site area ha	0.6	SP7	Smaller Settlement Extension	
HMCA Outer West			Ward	Calverley a	nd Farsley			

## **Site Characteristics**

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

Topography	Sloping	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

#### **Greenbelt Assessment**

## 1. Check the unresticted sprawl of large built up areas

Would development lead to/cons	titue ribbon development?	No	
Would development result in an	solated development?	No	
Is the site well connected to the	built up area?	Yes	
Would development round off the	e settlement?	Partial	
Is there a good existing barrier band the undeveloped land?	etween the existing urban area	No	
Unrestricted Sprawl Conclusion Low potential to lead to unrestrict		ted sprawl	

## 2. Prevent neighbouring towns from merging

Would development lead	to physical connection of settlements?	Yes	
Do features provide bound	daries 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?	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 pres	erve 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. Tree lined boundary to east prevents further sprawl.

#### 4049 Calverley Lane, Calverley

# **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) Good access to bus public transport. No rail. Good access to local services and primary school. Access to secondary schools beyond 2 acceptable limits. Access comments Site located on 60 mph highway. Visibility splays not achievable - poor horizontal and vertical alignment. 1 Local network comments Local congestion issues. 3 Total score Mitigation measures None 6 Highways site support Contingent on other sites No Contingent on other sites No **Highways Agency** Impact No material impact **Network Status** No objection **Network Rail** Yorkshire Water Treatment Works 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	

# 4049 Calverley Lane, Calverley

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**

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	<b>✓</b>	
Sch. Ancient Mon.	0.00	

# **Core Strategy**

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>V</b>	

# **Regeneration Areas**

% overla	0.00	Inner South RA
	0.00	LB Corridor RA
	0.00	EASEL RA
	0.00	Aire Valley RA
	0.00	West Leeds Gateway

# Other Spatial Relationship

LCC ownership %	0.00
-----------------	------

# 4049 Calverley Lane, Calverley

Nearest train station	Ne	ew Pudsey
Nearest train station distance (	(m)	2310.01
Nearest bus s	top	5157
Nearest bus stop distance (	(m)	147.60
Agricultural classificat	tion L	Jrban
Overlaps S	SSI	
Overlaps SI	EGI	
Overlaps L	_NA	
Overlaps L	_NR	
Overlaps Conservation A	rea	□
Overlaps Listed Build	ding	
Overlaps Strat. Employment but	ffer	
Overlaps Public Right of V	Nay	
Overlaps SFRA Flood Zo	one	
Overlaps EA Flood Zo	one	
Overlaps HSE Major Haz	ard	
Overlaps HSE Gas Pipel	line	<u></u>
Overlaps Pot. Contaminat	tion	
Overlaps Minerals Safegu	uarde	d
Overlaps Minerals Safeguarded	100n	n 🗌

#### 4049 Calverley Lane, Calverley

#### Conclusions

Issues and Options Summary

Green Belt site. Provides the private access to current property to North East of the site. Development of the site would effectively 'round off' the existing settlement pattern and be well contained by existing development to the north west and north east and by the main road to the west. Site located on 60 mph highway. Visibility splays not achievable - poor horizontal and vertical alignment.

Site affects others?

Sustainability summary

Significant negative - greenfield site. Minor negative - community participation, greenhouse emissions, transport network, accessibility and historic environment. Minor positive - access to health and flood risk.

Summary of reps

Majority of comments (except METRO) are against development on the site as it would alleviate traffic problems in the area and result in loss of greenspace.

ANTI-DEVELOPMENT

Local schools, dentists and doctors are already full to capacity.

Traffic is at saturation point, especially at "rush hours", when it is a daily event for traffic to be at a standstill on major routes causing the village roads to become dangerous rat runs.

Development on the site would result in over-development and increase the infrastructure problems in the area: there is already a knock on effect from the extensive development of the former Sandoz site, which will inevitably add to the traffic problems.

There are issues in heavy rainfall with water pouring out of the land and into gardens, with 200+ more homes on the same site, the drainage would not cope.

Across the road at the old sandoz factory there is a site already planned for 331 dwellings, there is no extra schools being built to acommadate these houses let alone the traffic.

This area has historically been used as grazing land and further development would lead to loss of greenspace in the village which would result in urban sprawl.

Sites 4049,1193B and 1193A run the risk of merging Calverley into the general urban sprawl of Leeds and making it just one more name that is hard to tie down to an actual place as there is no break in development from Leeds City Centre along the A657 and out to Keighley.

Visibility splays not achievable – poor horizontal and vertical alignment.

#### 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.

Comments on phasing

DPP Allocation

Preferred housing allocation

**DPP Allocation Conclusion** 

Development of the site would effectively 'round off' the existing settlement pattern and be well contained by existing development to the north west and north east and by the main road to the west. Highways mitigation required.

# 4050 Holly Park Mills, Calverley

Site Deta	ails							
Easting	420291	Northing	436530	Site area ha	0.3	SP	7	Smaller Settlement Infill
HMCA Outer West		Ward	Calverl	ey aı	nd Farsley			

## **Site Characteristics**

Site type Brownfield

On-site land uses

Storage

Neighbouring land uses

Manufacturing and Wholesale

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description

Brownfield site in use as car park for neighbouring employment use.

## **Greenbelt Assessment - Not Required**

## 1. Check the unresticted sprawl of large built up areas

Would development lead to/const			
Would development result in an is			
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 t	
Do features provide bound	
Coalescence Conclusion	

## 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

**Encroachment Conclusion** 

## 4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	

Character Conclusion

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

**Ecology support** 

Supported

Supported

# 4050 Holly Park Mills, Calverley **SHLAA** conclusions Availability: Suitability: Achievability: Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) The site is outside bus/rail requirements and local centre distant but health/education reasonable. 2 Access comments The site is a car park for a mill building with an existing industrial use, access is via a narrow shared surface street which becomes a 1 narrow private access at the end of the turning head. Local network comments Ok for level of development. 5 Total score Mitigation measures None 8 Highways site support 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. LCC

# 4050 Holly Park Mills, Calverley

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 0.01 % 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 ✓ Sch. Ancient Mon. 0.00

# **Core Strategy**

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	1.00	
Overlaps Urban Extension		

# **Regeneration Areas**

% overlap	0.00	Inner South RA
	0.00	LB Corridor RA
	0.00	EASEL RA
	0.00	Aire Valley RA
	0.00	West Leeds Gateway

# **Other Spatial Relationship**

LCC ownership %	0.00
-----------------	------

# 4050 Holly Park Mills, Calverley

Nearest train station	New Pudsey
Nearest train station distance (m)	2379.52
Nearest bus stop	3108
Nearest bus stop distance (m)	192.39
Agricultural classification	Urban
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<b>✓</b>
Overlaps Minerals Safeguard	ded
Overlaps Minerals Safeguarded 10	0m

#### 4050 Holly Park Mills, Calverley

#### Conclusions

#### Issues and Options Summary

Too small to allocate on its own. Car park serving existing industry so not considered suitable for development. Could only be allocated if linked with adjacent site 1124. Access is via a narrow shared surface street which becomes a narrow private access at the end of the turning head, poor accessibility.

Site affects others?

#### Sustainability summary

Minor negative - access to leisure, community participation, greenhouse emissions and accessibility. Significant positive - derelict brownfield site and flood risk. Minor negative - access to health and greenspace.

#### Summary of reps

All represantations are against development of this site due to current traffic problems (congestion) in the area which would be alleviated if new development is allocated on site 4050.

#### ANTI-DEVELOPMENT

Local schools are already full to capacity. Doctors and dentists have long waiting times for appointments.

Traffic is at saturation point, especially at "rush hours", when it is a daily event for traffic to be at a standstill on major routes causing the village roads to become dangerous rat runs.

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**

Too small to allocate on its own. Car park serving existing industry so not considered suitable for development.

#### 4051 Hill Top Moor

Site Details								
Easting	425916	Northing	433766	Site area ha	area ha		SP7	Main Urban Area Infill
HMCA	HMCA Outer West			Ward	Armley			

## **Site Characteristics**

Site type Greenfield

On-site land uses

Outdoor amenity and open space

Neighbouring land uses

Dwellings

Other land uses - None

Topography	Sloping	Landscape	Significant Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Greenfield site in informal outdoor recreational use.

## **Greenbelt Assessment - Not Required**

## 1. Check the unresticted sprawl of large built up areas

Would development lead to/const		
Would development result in an is		
Is the site well connected to the I		
Would development round off the		
Is there a good existing barrier be and the undeveloped land?		
Unrestricted Sprawl Conclusion		

## 2. Prevent neighbouring towns from merging

Would development lead		
Do features provide bound		
Coalescence Conclusion		

## 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

**Encroachment Conclusion** 

## 4. Preserve the setting and special character of historic towns

Site within/adjacent to		
Can development pres		
Character Conclusion		

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

4051	Hill Top Moor				
SHLAA con	clusions				
Availability	r: Short (=<5 yrs)	Suitability:	LDF to determine	Achievability: Longterm (11+yrs)	
Summary	of infrastructure pro	vider comments			
	ays Comments				
-	port accessibility comments				Rank (1-5)
Good access	to public transport, employ	ment, health and educ	ation.		5
Access comn					
Mature trees	on frontage, crest of a hill,	bus shelter relocation	and junction spacing diffi	cult but possible access on to Hill Top Road	4
	k comments				
Ok for level of	of development.				5
Mitigation m	easures				Total score
None					14
Highways sit	e support				
Yes					
Contingent o	on other sites				
Contingent o	on other sites				
Highways A					
Impact No	material impact	Network Status	No objection		
Network R	ail				
Yorkshire \					
Treatment W					
level. Develo ensure the n 2020. Phasir	opment that will connect to a necessary infrastructure and ng is one method used to en	the public sewer syster capacity can be provic sure sites are brought	m needs to be co-ordinate led to serve the site. The forward in line with YW's	pacity for significant development at Knostrop ed with Yorkshire Water's Asset Management F forthcoming AMP(6) will run from April 2015 s investment. It is particularly important that si	Plans (AMP) to to March ites which
developer w		before YW have comp	leted any planned improv	account available sewerage and WwTW capac ements it may be possible for the developer to y.	
Environme	nt Agency				
Constraints					
FZ1 under 1	ha. See comments in main	text of our response.			
LCC					
Ecology supp	oort Supported				
Supported					

4051 Hi	II Top Moor		
Ecology boundary			
Education comme	nts		
Flood Risk			
Flood Zone 1			
Utilities			
Gas			
Electric			
Fire and Rescue			
Telecoms			
Other			
English Heritage			
Natural England			
Naturai Erigiariu			
Planning Histor	y Applications since 1/1/2009, covering more than 50% of the site		
App Number	Proposal	Decision	% of site
		2003011	

# Spatial relationships

<b>UDP Designations</b>		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	99.98	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy	
Main Urban Area	100.00
Major Sottlement	0.00

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>✓</b>	

		Regeneration Areas
% ov	0.00	Inner South RA
	100.00	LB Corridor RA

Inner South RA	0.00	% overlap
LB Corridor RA	100.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

# Other Spatial Relationship

LCC ownership %	0.00
-----------------	------

# 4051 Hill Top Moor

	Nearest train station	Bramley
N	earest train station distance (m)	2069.36
	Nearest bus stop	8500
	Nearest bus stop distance (m)	60.30
	Agricultural classification	Urban
	Overlaps SSS	
	Overlaps SEG	I 🗆
	Overlaps LNA	\
	Overlaps LNF	?
	Overlaps Conservation Area	a 🗌
	Overlaps Listed Building	
Ov	verlaps Strat. Employment buffe	
	Overlaps Public Right of Way	
	Overlaps SFRA Flood Zone	9
	Overlaps EA Flood Zone	
	Overlaps HSE Major Hazard	
	Overlaps HSE Gas Pipeline	
	Overlaps Pot. Contamination	
	Overlaps Minerals Safeguar	ded
O۱	verlaps Minerals Safeguarded 10	00m

#### 4051 Hill Top Moor

## Conclusions

Issues and Options Summary

Designated as N1 greenspace in the existing UDP. Loss of greenspace would need to be considered through the greenspace review. See greenspace section, page 32, question G14. Mature trees on frontage, crest of a hill, bus shelter relocation and junction spacing difficult but possible access on to Hill Top Road.

Site affects others?

Sustainability summary

Significant negative - loss of greenspace and greenfield site. Significant positive - greenhouse emissions and accessibility. Minor positive - access to schools and health, flood risk and transport network.

Summary of reps

Majority of comment (six out of eight) are against development on the site and would like to see the site retained as greenspace.

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** 

To be retained as greenspace.

# 4097 Calverley Cutting / Leeds Liverpool Canal, Apperly Bridge

Site Deta	ails						
Easting	419648	Northing	437621	Site area ha	1.1	SP7	Main Urban Area Extension
HMCA	Outer West				Ward	Calverley a	nd Farsley

## **Site Characteristics**

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Manufacturing and Wholesale

Waterways

Other land uses - None

Topography	Sloping	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

## **Greenbelt Assessment**

## 1. Check the unresticted 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 unrestrict	cted sprawl

## 2. Prevent neighbouring towns from merging

Would development lead	No	
Do features provide boun	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	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 pres	erve this character?		
Character Conclusion	Marginal effect on the setting & special character, could	d be mitigated agains	t through appropriate detailed design

Constraints

# 4097 Calverley Cutting / Leeds Liverpool Canal, Apperly Bridge

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

FZ2 & FZ3 runs through north east corner of site. See comments in main text of our response.

Isolated site that relates poorly to urban area. Well contained by trees and canal eliminates potential for further sprawl.

SHLAA conclusions						
Availability: Short (	=<5 yrs)	Suitability:	LDF to determine	Achievability:	Longterm (11+yrs)	
Summary of infra	astructure provi	ider comments				
LCC Highways Com	ments					
Public transport acces	sibility comments					Rank (1-5)
Poor PT, average seco	ondary, poor primary	and health				3
Access comments						
No independent acces	s possible, only thro	ugh 1337				4
Local network comme	ents					
Congestion in bradfor	d, cummulative impa	act into Leeds				4
Mitigation measures						Total score
Access works						11
Highways site support	t					
Yes						
Contingent on other s	ites					
0 1 1 1						
Contingent on other s	ites					
Highways Agency			ls			
Impact No material	impact	Network Status	No objection			
Network Rail						
Yorkshire Water	1					
Treatment Works	Knostrop					
level. Development the ensure the necessary 2020. Phasing is one represent a 10% or g	nat will connect to the infrastructure and comethod used to ensing reater increase in pooring a site forward b	e public sewer syster apacity can be provic ure sites are brought opulation served by the efore YW have comp	m needs to be co-ord led to serve the site. forward in line with he works should take leted any planned im	is capacity for significant develor inated with Yorkshire Water's A The forthcoming AMP(6) will r YW's investment. It is particula into account available sewerag provements it may be possible study.	Asset Management Pl un from April 2015 to rly important that sit e and WwTW capaci	ans (AMP) to o March es which ty. If a
Environment Agend	су					

Spatial relationships

**UDP Designations** 

# 4097 Calverley Cutting / Leeds Liverpool Canal, Apperly Bridge LCC **Ecology support** Not supported Not supported (RED) - lies immediately south of the Leeds Liverpool Canal SEGI which would require a minimum 20 metre Biodiversity Buffer, and immediately west of Calverley Woods (ancient woodland) which would require a minimum 20 metre Biodiversity Buffer, and east of a mature belt of trees which would require an appropriate buffer. This would result in a very small developable area. This site would be much better suited to new woodland creation (Policy G2) and informal public open space provision for the potential residential development Ref.1337 - there is also a definitive bridleway that runs through the site. Ecology boundary **Education comments** Flood Risk Largely Flood Zone 1, but NW corner of site is shown to be at high risk of surface water flooding. Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England Housing allocations 1322, and 1053 are adjacent to Leeds-Liverpool Canal SSSI (see citation below). In addition housing allocations 1337, 4097, 1124, 1123A, 1110, 1114, 212, 4041, 255, 638, 254, 4036 and employment allocations CFSM051 and CFSE005 are all within 2km of this nationall protected site. The effects of these allocations alone and cumulatively should be assessed. Allocations (or groups) which are likely to significantly affect the canal should not be progressed. www.sssi.naturalengland.org.uk/citation/citation\_photo/1004146.pdf **Planning History** Applications since 1/1/2009, covering more than 50% of the site Decision **App Number** Proposal % of site

**Core Strategy** 

# 4097 Calverley Cutting / Leeds Liverpool Canal, Apperly Bridge

% overlap

N32 Greenbelt	99.97
N34 PAS	0.00
RL1 Rural Land	0.00
N1 Greenspace	0.00
N1A Allotments	0.00
N5 Open Space	0.00
N6 Playing Pitch	0.00
N8 Urban Green Corridor	0.00
CC Shopping Quarter	0.00
UDP City Centre	0.00
S2S6 Town Centre	0.00
Proposed Local Centre	0.00
Overlaps N37 SLA	<b>✓</b>
Sch. Ancient Mon.	0.00

Main Urban Area	0.00	% overlap
Wall Orball Area	0.00	70 Overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>V</b>	

R	egeneratior	n Areas

0.00	% overlap
0.00	
0.00	
0.00	
0.00	
	0.00 0.00 0.00 0.00 0.00

# Other Spatial Relationship

Nearest bus stop 13747	•	_
Nearest train station distance (m)  Nearest bus stop  Nearest bus stop  Nearest bus stop distance (m)  Agricultural classification  Overlaps SSSI  Overlaps SEGI  Overlaps LNA  Overlaps LNA  Overlaps LNR  Overlaps Listed Building  Overlaps Strat. Employment buffer  Overlaps Public Right of Way  Overlaps SFRA Flood Zone  Overlaps HSE Major Hazard  Overlaps HSE Gas Pipeline  Overlaps Pot. Contamination	LCC ownership %	0.00
Nearest bus stop  Nearest bus stop distance (m)  263.66  Agricultural classification Grade 3  Overlaps SSSI Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps LNR Overlaps Listed Building Overlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination	Nearest train station Nev	v Pudsey
Nearest bus stop distance (m) 263.66  Agricultural classification Grade 3  Overlaps SSSI Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps Conservation Area Overlaps Listed Building Overlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination  Overlaps Minerals Safeguarded	Nearest train station distance (m)	3634.04
Agricultural classification Grade 3  Overlaps SSSI Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps Conservation Area Overlaps Listed Building Overlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination  Overlaps Minerals Safeguarded	Nearest bus stop	13747
Overlaps SSSI Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps Conservation Area Overlaps Listed Building Overlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination Overlaps Minerals Safeguarded	Nearest bus stop distance (m)	263.66
Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps Conservation Area Overlaps Listed Building Overlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination Overlaps Minerals Safeguarded	Agricultural classification Gr	ade 3
Overlaps LNA Overlaps LNR Overlaps Conservation Area Overlaps Listed Building Overlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination Overlaps Minerals Safeguarded	Overlaps SSSI	
Overlaps LNR Overlaps Conservation Area Overlaps Listed Building Overlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination  Overlaps Minerals Safeguarded	Overlaps SEGI	✓
Overlaps LNR Overlaps Conservation Area Overlaps Listed Building Overlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination  Overlaps Minerals Safeguarded	Overlaps LNA	
Overlaps Conservation Area Overlaps Listed Building Overlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination Overlaps Minerals Safeguarded	Overlaps LNR	
Overlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination Overlaps Minerals Safeguarded	Overlaps Conservation Area	<b>✓</b>
Overlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination Overlaps Minerals Safeguarded	Overlaps Listed Building	
Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination Overlaps Minerals Safeguarded	Overlaps Strat. Employment buffer	
Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination  Overlaps Minerals Safeguarded	Overlaps Public Right of Way	<b>✓</b>
Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination  Overlaps Minerals Safeguarded	Overlaps SFRA Flood Zone	<b>✓</b>
Overlaps HSE Gas Pipeline Overlaps Pot. Contamination  Overlaps Minerals Safeguarded	Overlaps EA Flood Zone	
Overlaps Pot. Contamination  Overlaps Minerals Safeguarded	Overlaps HSE Major Hazard	
Overlaps Minerals Safeguarded	Overlaps HSE Gas Pipeline	
	Overlaps Pot. Contamination	
Overlaps Minerals Safeguarded 100m	Overlaps Minerals Safeguarded	
	Overlaps Minerals Safeguarded 100m	

## 4097 Calverley Cutting / Leeds Liverpool Canal, Apperly Bridge

#### Conclusions

Issues and Options Summary

Green Belt site. Site adjoins Site 1337 Stylo House, Harrogate Road, Apperley Bridge which is the subject of a current non determined application for residential development. This site offers the opportunity to expand site 1337 further, providing suitable access is provided through this adjacent site. The site is adjacent the canal to the north and woods to the east which would effectively prevent further future sprawl into Green Belt and contain the site.

Site affects others?

Sustainability summary

Significant negative - greenfield site, flood risk and landscape. Minor negative - access to health and historic environment. Minor positive - access to greenspace and transport network.

Summary of reps

ANTI-DEVELOPMENT

No suitable access - Suitable access is required through the adjacent site (site 1337).

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 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.

#### **PRODEVELOPMENT**

The site is deliverable in the short term as they are available now and are achievable. It is evident from a review of the summary reasons for the colour coding for this site, it has not been colour coded amber as a result of it being considered to be in a less favoured location as those highlighted in green. Indeed, the site's location cannot be considered to be less favourably when it directly adjoins a site which is colour coded green. In addition any highways problems on the site can be solved as a result it should be green.

Comments on phasing

**DPP Allocation** 

Preferred housing allocation

DPP Allocation Conclusion

Green Belt site. Site adjoins Site 1337 Stylo House, Harrogate Road, Apperley Bridge which is the subject of a current non determined application for residential development. This site offers the opportunity to expand site 1337 further, providing suitable access is provided through this adjacent site. The site is adjacent the canal to the north and woods to the east which would effectively prevent further future sprawl into Green Belt and contain the site.

#### 4168 Palmer Nursery, Caverley

C:+~	Details	

Easting	421560	Northing	436170	Site area ha	4.8	SP7	Main Urban Area Extension
HMCA	Outer West				Ward	Calverley a	nd Farsley

#### **Site Characteristics**

Site type Brownfield

On-site land uses

Wholesale distribution

Neighbouring land uses

Agriculture

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Brownfield site - current use as a garden nursery. Road frontage along western boundary. Ring Road is set to the east.

#### **Greenbelt Assessment**

## 1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribb	No	
Would development result in an isolated of	Yes	
Is the site well connected to the built up	No	
Would development round off the settlem	No	
Is there a good existing barrier between and the undeveloped land?	Yes	
Unrestricted Sprawl Conclusion High p	otential to lead to unrestric	ted 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 Co	undary		

#### 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	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	No			
Can development pres	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

Poor links to urban area. High potential for further sprawl.

# 4168 Palmer Nursery, Caverley **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) PT, Employment not met, OK Education and health 3 Access comments Access can be gained from Calverley Lane, ORR barrier to pedestrian movement to school and Farsley 3 Local network comments Congestion on Outer Ring Road, left in left out onto ring Road raises safety concern 3 Total score Mitigation measures Alteration to ORR junction to deter right turn 9 Highways site support Yes with mitigation Contingent on other sites Contingent on other sites **Highways Agency** Impact No material impact No objection, no mitigation required Network Status **Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints FZ1 over 1ha. See comments in our previous I&O consultation. LCC Supported with mitigation **Ecology support** Supported with mitigation (Amber) - Pond in centre of site needs to be retained or replaced. The site has a pond which is a UK BAP Priority Habitat. Likely value for amphibians and invertebrates. Either retain the existing pond or create a replacement SUDs wetland with some standing water. Ecology boundary **Education comments**

# 4168 Palmer Nursery, Caverley

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	<b>✓</b>	
Sch. Ancient Mon.	0.00	

# **Core Strategy**

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

# **Regeneration Areas**

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

# Other Spatial Relationship

LCC ownership %	0.00

Nearest train station	lew Pudsey	
Nearest train station distance	1912.37	
Nearest bus s	4078	
Nearest bus stop distance	(m)	483.05

Agricultural classification Grade 3

# 4168 Palmer Nursery, Caverley

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	$\Box$
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	$\overline{\Box}$
Overlaps Pot. Contamination	
Overlaps Minerals Safeguarde	d I
Overlaps Minerals Safeguarded 100	

# 4168 Palmer Nursery, Caverley

Conclusions	
Issues and Options Summary	
Green Belt site. Current use as gard development not appropriate in this	den nursery. Set away from urban area with the Ring Road acting a strong defensible barrier. Residential location and could create further urban sprawl.
Site affects others?	
Sustainability summary	
Sustainability summary	
Summary of reps	
Comments on phasing	
DPP Allocation	
Not proposed as housing allocation	
DPP Allocation Conclusion	
Green Belt site. Set away from urba this location and could create furthe	n area with the Ring Road acting a strong defensible barrier. Residential development not appropriate in er urban sprawl.

# 4169 Land off Tyersal Road, Pudsey

<b>Site Details</b>			

Easting	420043	Northing	432855	Site area ha	1.1	SP7	Main Urban Area Extension
HMCA	Outer West				Ward	Pudsey	

## **Site Characteristics**

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Education

Dwellings

Other land uses - None

Topography	Undulating	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Greenfield site in agricultural use. Adjacent to school and residential development.

## **Greenbelt Assessment**

## 1. Check the unresticted sprawl of large built up areas

Would development lead to/cons	No	
Would development result in an	No	
Is the site well connected to the	Yes	
Would development round off the	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 unrestri		cted sprawl

# 2. Prevent neighbouring towns from merging

Would development lead	to physical connection of settlements?	No
Do features provide boun	No	
Coalescence Conclusion	No merging but there is no defensible bo	undarv

#### 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?	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 pres	erve this character?	Yes	
Character Conclusion	No effect on the setting and special character of histor	ic features	

4169 Land off Tyersal Ro	<del>-</del>	
Overall Conclusion from assessment characteristics of openness and per	nt against all 4 purposes of green belt and e rmanence	essential
CIII AA aamah miama		
SHLAA conclusions	0.11.11.1.15.11.1	
Availability: Short (=<5 yrs)	Suitability: LDF to determine	Achievability: Medium (6-10yrs)
Summary of infrastructure pro	vider comments	
LCC Highways Comments		
Public transport accessibility comments		Rank (1-5
PT, Employment and health not met, Ok	C Education	2
A		
Access comments Access from Tyersal Poad, requires foot	ways on site frontage and improvement to west	
tecess from Tyersar Road, requires root	ways on site nontage and improvement to west	4
Local network comments		
Access onto Dick Lane, in Bradford,,sma	all site	
		4
		Total and
Mitigation measures		Total sco
Footway improvements.		10
Highways site support		
Yes with mitigation		
Contingent on other sites		
	,	
Contingent on other sites		
Highways Agency		
mpact No material impact	Network Status No objection, no mitigation	n required
Network Rail		
Yorkshire Water		
Treatment Works		
Environment Agency		
Constraints		
	vious I&O consultation. Site on historic landfill.	
pro		
LCC		
Ecology support Supported		
Supported		

4169 Land	off Tyersal Road, Pudsey		
Ecology boundary			
Education comments			
Flood Risk			
Flood Zone 1			
<b>Utilities</b> Gas			
Electric			
Licetiie			
Fire and Rescue			
The and Nescue			
Telecoms			
Telecoms			
Other			
English Heritage			
Natural England			
Planning History	Applications since 1/1/2009, covering more than 50% of the site		
		Decision	% of site
App Number	Proposal	DECISION	70 UI SILE

# Spatial relationships

<b>UDP Designations</b>		
N32 Greenbelt	100.00	%
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

overlap

Core Strategy		
Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>✓</b>	

00 04	
0.00 %	overlap
0.00	
0.00	
0.00	
0.00	
	0.00 0.00 0.00 0.00

# Other Spatial Relationship

LCC ownership %	0.00
-----------------	------

# 4169 Land off Tyersal Road, Pudsey

Nearest train station	N	lew Pudsey
Nearest train station distance	(m)	1814.39
Nearest bus s	top	10848
Nearest bus stop distance	(m)	137.66
Agricultural classifica	tion	Grade 3
Overlaps S	SSSI	
Overlaps S	EGI	
Overlaps I	LNA	
Overlaps I	LNR	
Overlaps Conservation A	Area	
Overlaps Listed Build	ding	
Overlaps Strat. Employment bu	ffer	
Overlaps Public Right of V	Nay	
Overlaps SFRA Flood Z	one	
Overlaps EA Flood Z	one	
Overlaps HSE Major Haz	ard	
Overlaps HSE Gas Pipe	line	<b>✓</b>
Overlaps Pot. Contamina	tion	<b>✓</b>
Overlaps Minerals Safeg	uard	ed
Overlaps Minerals Safeguarded	100	)m

# 4169 Land off Tyersal Road, Pudsey

Conclusions	
Issues and Options Summary	
Green Belt site. Fairly well connected	ed to Tyersal settlement but could set precedent for further sprawl.
Site affects others?	
Sustainability summary	
Summary of reps	
Comments on phasing	
DPP Allocation	
Preferred housing allocation	
DPP Allocation Conclusion	
Green Belt site. Fairly well connected	ed to Tyersal settlement. A strong Green Belt boundary will be required to prevent urban sprawl.

## 4189 Former Pudsey Grangefield School, LS28 7ND

Site Details							
Easting	422274	Northing	433667	Site area ha	0.9	SP7	Main Urban Area Infill
HMCA	Outer West			<u> </u>	Ward	Pudsey	

## **Site Characteristics**

Site type	Brownfield
Site type	DIOWITICIU

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	No

Description Has PP.

# **Greenbelt Assessment - Not Required**

## 1. Check the unresticted sprawl of large built up areas

Would development lead to/constit	tue ribbon development?	
Would development result in an iso		
Is the site well connected to the bu		
Would development round off the		
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		
Do features provide bound		
Coalescence Conclusion		

## 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary		
Does the site provide access to the countryside		
Does the site include local/	national nature conservation areas (SSSIs	
Areas of protected/unprote		
Site includes Grade 1, Grad		
Does the site contain buildi		
Are these buildings used for agricultural purposes?		
Encroachment Conclusion		

Encroachment Conclusion

# 4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?		
Can development pres		
Character Conclusion		

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

# 4189 Former Pudsey Grangefield School, LS28 7ND **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 on to Richardshaw Lane 5 Local network comments OK 5 Total score Mitigation measures 15 Highways site support Yes Contingent on other sites 12/00014/FU 49units built? Contingent on other sites 12/00014/FU 49units built? **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 Supported Ecology support Supported (Green) Ecology boundary **Education comments**

# Flood Risk Flood Zone 1 Utilities Gas Electric Fire and Rescue

# 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
13/9/00105/MOD	Change of use of former school including extensions to 49 flats NON MATERIAL AMENDMENT to 12/00014/FU: External alterations to openings	M01	81
11/03545/FU	Change of use of former school including extensions to 49 flats	W	81
12/00014/FU	Change of use of former school including extensions to 49 flats	Α	81
12/00015/LI	Listed building application for change of use of former school including extensions to 49 flats		100
10/04084/COND	Consent, agreement or approval required by conditions 5, 7, 8, 9 and 10 of Planning Application 06/07125/LA	SPL	100
10/04085/COND	Consent, agreement or approval required by conditions 5, 14, 16, 17, 26, 27, 28, 31, 32, 39, 43, 44 and 60 of Planning Application 25/252/05/OT	SPL	100
13/03161/COND	Consent, agreement or approval required by conditions 5, 6, 10, 11, 12, 14, 15, 18, 19, 20 and 23 of Planning Application 12/00014/FU	SPL	81
11/03546/LI	Listed building application for change of use of former school including extensions to 49 flats	W	81
13/03360/LI	Listed Building application for raised patio and entrance lobby to rear and internal alterations		81
12/00598/LI	Listed Building application for internal and external alterations, partial demolition and extensions to form 49 flats	Α	81

Spatial relationships		
UDP Designations	Core Strategy	l

## 4189 Former Pudsey Grangefield School, LS28 7ND

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

100.00 % overla	Main Urban Area
0.00	Major Settlement
0.00	Minor Settlement
<b>✓</b>	Overlaps Urban Extension
<del></del>	

## **Regeneration Areas**

Inner South RA	0.00	% overlap
LB Corridor RA	100.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

# Other Spatial Relationship

LCC ownership %	99.97
Nearest train station N	ew Pudsey
Nearest train station distance (m)	1306.63
Nearest bus stop	9638
Nearest bus stop distance (m)	56.87
Agricultural classification	Urban
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	✓
Overlaps Listed Building	<b>✓</b>
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	$\overline{\Box}$
Overlaps EA Flood Zone	$\overline{\Box}$
Overlaps HSE Major Hazard	$\Box$
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<b>✓</b>
Overland Minerals Safaguard	
Overlaps Minerals Safeguarded 100	
Overlaps Minerals Safeguarded 100	m

## 4189 Former Pudsey Grangefield School, LS28 7ND

Conclusions	
Issues and Options Summary	
Has planning permission (12/00014	/FU - Change of use of former school including extensions to 49 flats). Expires 4/10/2015.
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	d planning permission or existing UDP allocation. Principle of residential development accepted

#### 4193 Land At Waterloo Road and Gibraltar Road, Pudsey

Site Deta	ails						
Easting	420978	Northing	433211	Site area ha	1.1	SP7	Main Urban Area Infill
HMCA	Outer West				Ward	Pudsey	

#### **Site Characteristics**

C!t - t	Brownfield
NITA TVINA	RECMUTION
JILC LYPC	DIOWINCIA

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Sloping	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description Has PP

#### **Greenbelt Assessment - Not Required**

#### 1. Check the unresticted sprawl of large built up areas

Would development lead to/consti		
Would development result in an is		
Is the site well connected to the b		
Would development round off the		
Is there a good existing barrier be and the undeveloped land?		
Unrestricted Sprawl Conclusion		

#### 2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?		
Do features provide boundaries to contain the development?		
Coalescence Conclusion		

#### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary		
Does the site provide acces		
Does the site include local/		
Areas of protected/unprote		
Site includes Grade 1, Grad		
Does the site contain buildings		
Are these buildings used fo		
Encroachment Conclusion		

#### 4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?		
Can development pres		
Character Conclusion		

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

**Education comments** 

# 4193 Land At Waterloo Road and Gibraltar Road, Pudsey **SHLAA** conclusions Availability: Short (=<5 yrs) Achievability: Short (=<5yrs) Suitability: Suitable Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Meets Core Standards 5 Access comments Access via Gibraltar Rd to Waterloo Rd with improvements 4 Local network comments OK 5 Total score Mitigation measures Gibraltar Rd improvements and island on Waterloo Rd 14 Highways site support Yes with mitigation Contingent on other sites 11/02868/FU 29 unitsbuilt Contingent on other sites 11/02868/FU 29 unitsbuilt **Highways Agency** Impact No material impact No objection, no mitigation required **Network Status** n/a **Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints FZ1 over 1ha. See comments in our previous I&O consultation. Historic landfill southern boundary of site LCC Supported Ecology support Supported (Green) Ecology boundary

4193 Land	At Waterloo Road and Gibraltar Road, Pudsey
Flood Risk	
Flood Zone 1. Possibl	e surface water flood risk.
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
Other	
English Heritage	
Natural England	

Planning History	y Applications since 1/1/2009, covering more than 50% of the site				
App Number	Proposal	Decision	% of site		
12/00691/ADV	Six non illuminated flag signs and 2 non illuminated development signs	Α	99		
11/02537/FU	31 houses, with garages and landscaping	w	99		
13/02451/COND	Consent, agreement or approval required by conditions 10, 11, 12 and 13 of Planning Application 11/04868/FU		99		
12/03816/COND	Consent, agreement or approval required by conditions 3, 4, 5, 6, 10, 12, 14, 15, 16, 18, 19, 20, 23, 25, 27, 30, 31 and 32 of Planning Application 11/04868/FU		99		
10/04412/EXT	Extension of time for planning permission 06/04894/FU for laying out of access and erection of builders merchants warehouse with ancillary offices, car parking and landscaping	A	99		
11/04868/FU	29 houses with garages and landscaping	Α	99		

Spatial relationships	
UDP Designations	Core Strategy

## 4193 Land At Waterloo Road and Gibraltar Road, Pudsey

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

	Main Urban Area	100.00	% overlap
ı	Major Settlement	0.00	
I	Minor Settlement	0.00	
Overlaps	Urban Extension	<b>V</b>	
I	Minor Settlement	0.00	

# **Regeneration Areas**

Inner South RA	0.00	% overlap
LB Corridor RA	100.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

## Other Spatial Relationship

Other Spatial Relationship	
LCC ownership %	0.00
Nearest train station New	w Pudsey
Nearest train station distance (m)	1104.97
Nearest bus stop	7443
Nearest bus stop distance (m)	115.34
Agricultural classification U	-ban
0 1 0001	
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<b>✓</b>
Overlaps Minerals Safeguarded	
Overlaps Minerals Safeguarded 100m	

## 4193 Land At Waterloo Road and Gibraltar Road, Pudsey

Conclusions
Issues and Options Summary
Has planning permission for 29 houses (11/04868/FU - expires 19.07.2015)
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

## 4194 Land Off Tong Way, Farnley

Site Details							
Easting	424786	Northing	433104	Site area ha	0.4	SP7	Main Urban Area Infill
HMCA	Outer 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 unresticted sprawl of large built up areas

Would development lead to/consti		
Would development result in an is		
Is the site well connected to the built up area?		
Would development round off the		
Is there a good existing barrier between the existing urban area and the undeveloped land?		
Unrestricted Sprawl Conclusion		

## 2. Prevent neighbouring towns from merging

	Would development lead to physical connection of settlements?				
Do features provide boundaries to contain the development?					
	Coalescence Conclusion				

#### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area		
Does the site provide acces		
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

# 4194 Land Off Tong Way, Farnley **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

Plaining History	Applications since 1/1/2009, covering more than 50 % of the site			
App Number	Proposal	Decision	% of site	
13/02859/COND	Consent, agreement or approval required by conditions 3, 4, 5, 6, 7, 9, 10, 11, 12, 16, 17, 19, 20, 22, 24 and 27 of Planning Application 13/00882/FIJ	Α	100	

4194 Land Off Tong Way, Farnley					
13/9/00154/MOD	Demolition of public house, laying out of access road and erection of 16 affordable houses NON MATERIAL AMENDMENT to 12/04468/FU: Change in slab levels of plot 1-6 of extant planning permission	M01	100		
12/04468/FU	Demolition of public house, laying out of access road and erection of 16 affordable houses	Α	100		
13/00882/FU	Amendment to previous residential scheme 12/04468/FU - plot 7 changing from 2 to 3 bed dwelling	Α	100		

## Spatial relationships

<b>UDP Designations</b>	
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	
Sch. Ancient Mon.	0.00

## **Core Strategy**

% overlap

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
ps Urban Extension	<b>V</b>	

## **Regeneration Areas**

Inner South RA	0.00	% overlap
LB Corridor RA	100.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

## Other Spatial Relationship

6 99.99
Bramley
1555.50
р 3074
135.03
)

#### Agricultural classification Urban

riginoartarar olassimoation or	Dan
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	$\overline{\Box}$
Overlaps HSE Gas Pipeline	$\overline{\Box}$
Overlaps Pot. Contamination	<u></u>
Overlaps Minerals Safeguarded	1 _

Overlaps Minerals Safeguarded 100m

# 4194 Land Off Tong Way, Farnley

Conclusions	
Issues and Options Summary	
Has PP 12/04468/FU - 16 units.	
Site affects others?	
Sustainability summary	
Summary of reps	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
	planning permission or existing UDP allocation. Principle of residential development accepted

### 4197 St Lawrence House, Pudsey

Site Details							
Easting	422273	Northing	433166	Site area ha	0.2	SP7	Main Urban Area Infill
HMCA	Outer West				Ward	Pudsey	

#### **Site Characteristics**

Sito typo	Brownfield
Site type	DIOWITTEIU

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	No

_	
Descri	ntion
DESCHI	puon

#### **Greenbelt Assessment - Not Required**

#### 1. Check the unresticted sprawl of large built up areas

Would development lead to/consti	itue ribbon development?	
Would development result in an is	solated development?	
Is the site well connected to the b	ouilt up area?	
Would development round off the	settlement?	
Is there a good existing barrier be and the undeveloped land?	etween the existing urban area	
Unrestricted Sprawl Conclusion		

## 2. Prevent neighbouring towns from merging

Would development lead	to physical connection of settlements?	
Do features provide bound	daries to contain the development?	
Coalescence Conclusion		

#### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary	between site and urban area	
Does the site provide acces	s to the countryside	
Does the site include local/	national nature conservation areas (SSSIs	
Areas of protected/unprote	cted woodland/trees/hedgerows?	
Site includes Grade 1, Grad	e 2 or Grade 3a agricultural land?	
Does the site contain buildi	ngs	
Are these buildings used fo	r 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 pres	erve this character?	
Character Conclusion		

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

# 4197 St Lawrence House, Pudsey **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

Plaining History	Applications since 1/1/2009, covering more than 50 /6 of the site			
App Number	Proposal	Decision	% of site	
11/05295/FU	Change of use, partial demolition and three storey extension of former nursery to form 11 flats with car parking and associated external works	Α	100	

#### 4197 St Lawrence House, Pudsey 13/9/00020/MOD Change of use, partial demolition and three storey extension M01 100 of former nursery to form 11 flats with car parking and associated external works NON MATERIAL AMENDMENT to 11/05295/FU: Rear elevation amend from Stone to Marley Eternit Cedral Weatherboard and extend existing dressed stone plinth/base level 12/04504/COND Consent, agreement or approval required by condition 3 of Α 100 Planning Application 11/05296/CA 11/05296/CA Α 100 Conservation Area application to demolish single storey side and rear extensions

#### Spatial relationships

<b>UDP Designations</b>	
N32 Greenbelt	0.00
N34 PAS	0.00
RL1 Rural Land	0.00
N1 Greenspace	0.02
N1A Allotments	0.00
N5 Open Space	0.00
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	
Sch. Ancient Mon.	0.00

Cara Stratagu	
Core Strategy	

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>✓</b>	

% overlap

## **Regeneration Areas**

% overlap

Inner South RA	0.00
LB Corridor RA	100.00
EASEL RA	0.00
Aire Valley RA	0.00
West Leeds Gateway	0.00

## Other Spatial Relationship

100.00	p %	LCC ownership
lew Pudsey	ľ	Nearest train station
1611.04	(m)	Nearest train station distance
4020	stop	Nearest bus s
155.99	(m)	Nearest bus stop distance
Urban	tion	Agricultural classificat
	SSSI	Overlaps S
	EGI	Overlaps S
	LNA	Overlaps I
	LNR	Overlaps I
<b>✓</b>	Area	Overlaps Conservation A
	ding	Overlaps Listed Build
	ıffer	Overlaps Strat. Employment bu

Overlaps HSE Gas Pipeline		
Overlaps Pot. Contamination		<b>✓</b>
Overlaps Minerals Safeguarde	ed	
Overlaps Minerals Safeguarded 100	m	

Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard

## 4197 St Lawrence House, Pudsey

Conclusions	
Issues and Options Summary	
Has PP - 11/05295/FU - 11 flats	
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	d planning permission or existing UDP allocation. Principle of residential development accepted

## 4199 Town End Works, Bramley

Site Details								
Easting	424775	Northing	434357	Site area ha	0.2	SP7	Main Urban Area Infill	
HMCA	HMCA Outer West			Ward	Armley			

#### **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 unresticted sprawl of large built up areas

Would development lead to/consti		
Would development result in an is	solated development?	
Is the site well connected to the b		
Would development round off the		
Is there a good existing barrier be and the undeveloped land?		
Unrestricted Sprawl Conclusion		

## 2. Prevent neighbouring towns from merging

Would development lead	
Do features provide bound	
Coalescence Conclusion	

#### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary		
Does the site provide acces		
Does the site include local/	national nature conservation areas (SSSIs	
Areas of protected/unprote		
Site includes Grade 1, Grad		
Does the site contain buildi		
Are these buildings used fo		
Encroachment Conclusion		

#### 4. Preserve the setting and special character of historic towns

Site within/adjacent to	
Can development pres	
Character Conclusion	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

4199	Town End	Works, Bramley				
SHLAA conclusions						
Availability:	Short (=<5 y	rs) Suitab	ility: S	uitable	Acl	nievability: Short (=<5yrs)
Summary of	of infrastru	ıcture provider comme	nts			
Highways A Impact	gency	Network Status				
mpact		Notwork otatas				
Network Ra	il					
Yorkshire W	/ater					
Treatment Wo						
Environmen	t Agency					
Constraints						
LCC						
Ecology suppo	ort					
Faalaan, barna	dom.					
Ecology bound	dary					
Education con	nments					
Ludcation con	illinerits					
Flood Risk						
Utilities						
Gas						
Electric						
Fire and Rescu	ue					
Telecoms						
Other						
English Herita	ge					
Natural Engla	nd					
Planning His	story Appli	cations since 1/1/2009, coverir	g more t	than 50% of the site		
App Number	r Pro	oposal			Decision	% of site

## 4199 Town End Works, Bramley

## Spatial relationships

<b>UDP Designations</b>		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core	Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>~</b>	

% overlap

# **Regeneration Areas**

Inner South RA	0.00
LB Corridor RA	100.00
EASEL RA	0.00
Aire Valley RA	0.00
West Leeds Gateway	0.00

## Other Spatial Relationship

1.00	0.00
LCC ownership %	0.00
Nearest train station	Bramley
Nearest train station distance (m)	825.90
Nearest bus stop	4609
Nearest bus stop distance (m)	169.61
Agricultural classification	Urban
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	

Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m

## 4199 Town End Works, Bramley

Conclusions	
Issues and Options Summary	
Has PP 08/01847/FU (expires 2016)	for mill conversion - 20 two bedroom flats and 8 one bedroom flats
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

#### 4202 Roker Lane, Pudsey

0	D : ::	
	Details	
JILE	Details	

Easting	422663	Northing	432037	Site area ha	4.4	SP7	Main Urban Area Extension
HMCA	Outer West				Ward	Pudsey	

#### **Site Characteristics**

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

**Dwellings** 

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

#### Description

Greenfield site with agricultural use. Site has a road frontage to the north between residential dwellings, further housing is set along the western boundary. To the south and east the boundaries are defined with trees.

#### **Greenbelt Assessment**

#### 1. Check the unresticted sprawl of large built up areas

Would development lead to/constitu	ue ribbon development?	No
Would development result in an isola	lated development?	No
Is the site well connected to the buil	ilt up area?	Yes
Would development round off the se	ettlement?	No
Is there a good existing barrier betwand the undeveloped land?	ween the existing urban area	No
Unrestricted Sprawl Conclusion H	High potential to lead to unrestric	cted 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 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?	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	No		
Can development pres	Yes		
Character Conclusion	No effect on the setting and special character of historic features		

## 4202 Roker Lane, Pudsey

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Site is linked to urban area and is contained by trees along southern and eastern boundaries. Development could put pressure on further sprawl into green belt.

SHLAA conclusions				
	0 11 1 1111	105. 1		
Availability: Medium (6-10yrs)	Suitability:	LDF to determine	Achievability: Longterm (11+yrs)	
Summary of infrastructure provider	r comments			
LCC Highways Comments				
Public transport accessibility comments	1			Rank (1-5)
Not meet PT /employment ok primary ed, par	L t health and seco	ndary ed		
liter meet it yempleyment en primary ea, par	t ricultir and 3000	riddi y od		3
Access comments	]			
Rocker Lane, short frontage with access oppor	ı site, poor, Hare L	ane unsuitable		
				3
Local network comments				
Ok				5
				<b>3</b>
	1			Total score
Mitigation measures				TOTAL SCOLE
				11
Highways site support	]			
Yes	1			
Contingent on other sites	]			
J				
Contingent on other sites	]			
ontaingent on other orton				
Highways Agency				
Impact No material impact Net	work Status	No objection, no mitig	ation required	
Network Rail				
Network Raii				
Yorkshire Water				
Treatment Works				
<b>Environment Agency</b>				
Constraints				
FZ1 over 1ha. See comments in our previous	I&O consultation			
1.00				
LCC Supported				
Ecology support Supported Supported				
Supported				

#### 4202 Roker Lane, Pudsey

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

99.00	% overlap
0.00	·
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
<b>✓</b>	
0.00	
	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00

## **Core Strategy**

Main Urban Area	1.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension		

## **Regeneration Areas**

Inner South RA	0.00	% overla
LB Corridor RA	100.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

## Other Spatial Relationship

LCC ownership %	0.00
-----------------	------

## 4202 Roker Lane, Pudsey

_	
Nearest train station	Bramley
earest train station distance (n	n) 2706.33
Nearest bus sto	p 1810
Nearest bus stop distance (n	n) 191.34
Agricultural classification	on Grade 3
Overlaps SS	SI
Overlaps SE	GI 🗌
Overlaps LN	IA 🗌
Overlaps LN	IR 🗌
Overlaps Conservation Are	ea
Overlaps Listed Buildir	ng
erlaps Strat. Employment buff	er
Overlaps Public Right of Wa	ау
Overlaps SFRA Flood Zor	ne 🗌
Overlaps EA Flood Zor	
Overlaps HSE Major Haza	rd
Overlaps HSE Gas Pipelin	
Overlaps Pot. Contamination	
Overlaps Minerals Safegua	arded
verlaps Minerals Safeguarded 1	
, , , , , , , , , , , , , , , , , , , ,	

## 4202 Roker Lane, Pudsey

Conclusions	
Issues and Options Summary	
	with residential development on two side. Narrow access between houses may not be suitable. Site east but development may put pressure on further sprawl into the green belt.
Site affects others?	
Sustainability summary	
Summary of reps	
Comments on phasing	
DPP Allocation	
Not proposed as housing allocation	
DPP Allocation Conclusion	
Green Belt site. Development may p	but pressure on further sprawl into the green belt.

#### 4203 Crossfield Farm, LS28

Easting 420302 Northing 435803 Site area ha 13.8 SP7 Other  HMCA Outer West Ward Calverley and Farsley	Site Details									
HMCA Outer West Ward Calverley and Farsley		Easting	420302	Northing	435803	Site area ha		13.8	SP7	Other
	HMCA Outer West					Ward	Calverley a	nd Farsley		

#### **Site Characteristics**

Site type Mixed

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Outdoor sport facility (golf course)

Other land uses - None

Topography	Landscape Limited Tree Cover
Boundaries Poorly defined	Road front No

Description

Greenfield site in agricultural use

#### **Greenbelt Assessment**

#### 1. Check the unresticted 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		
Do features provide bound	daries to contain the development?	
Coalescence Conclusion		

#### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

#### 4. Preserve the setting and special character of historic towns

	-	
Site within/adjacent to	conservation area/listed building/historical features?	
Can development pres	erve this character?	
Character Conclusion		•

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

# 4203 Crossfield Farm, LS28 **SHLAA** conclusions Availability: Medium (6-10yrs) 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

#### 4203 Crossfield Farm, LS28

## 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	<b>✓</b>	
Sch. Ancient Mon.	0.00	

Core	Strategy	

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>~</b>	

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

LB 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 New Pudsey Nearest train station distance (m) 1713.72 8566 Nearest bus stop 176.15 Nearest bus stop distance (m) Agricultural classification Grade 3

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	<b>✓</b>
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	
<u> </u>	

3	
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	<b>✓</b>
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	$\overline{\Box}$
Overlaps HSE Gas Pipeline	<u></u>
Overlaps Pot. Contamination	<u></u>
Overlaps Minerals Safeguarded	
Overlaps Minerals Safeguarded 100m	

## 4203 Crossfield Farm, LS28

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
, ,	
Summary of reps	
Summary of Teps	
Comments on phasing	
DPP Allocation	
Not proposed as housing allocation	
DPP Allocation Conclusion	
not within settlement hierarchy.	

#### 4204 Cliff Hill Quarry, Wortley

Site Details										
Easting	426463	Northing	432756	Site area ha		2.5	SP7	Main Urban Area Infill		
HMCA	Outer West		Ward	Farnley and	Wortley					

#### **Site Characteristics**

Site type Brownfield

On-site land uses

Vacant land

Neighbouring land uses

Dwellings

Manufacturing and Wholesale

Other land uses - None

Topography	Sloping	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	No

Description

N5 site with minerals designation. No access possible within site, would need to be enlarged to connect to highway. Issues but within main urban area.

#### **Greenbelt Assessment - Not Required**

#### 1. Check the unresticted 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	
Do features provide bound	
Coalescence Conclusion	

#### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
F 1 10 1 1	

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

4204 Cliff Hill Quarry, Wort	ley			
Overall Conclusion from assessment a characteristics of openness and perm		oses of green belt and o	essential	
SHLAA conclusions				
Availability: Medium (6-10yrs)	Suitability:	LDF to determine	Achievability: Medium (6-	-10yrs)
Summary of infrastructure provide	der comments			
LCC Highways Comments				
Public transport accessibility comments				Rank (1-5)
Meets CS standards				
				<u> </u>
Access comments				
Site has no means of access	<del>!</del>			
				1
Local network comments				
Local network Ok				
				5
Mitigation measures				Total score
Needs a means of access	'			44
				11
Highways site support  Yes if a suitable access can be found				
res il a suitable access cari be round				
Contingent on other sites				
Sommingent on other sites				
Contingent on other sites				
Contingent on other sites				
Highways Agency		Ni It is - at is	are makes d	
Impact No material impact N	letwork Status	No objection, no mitigation	on required	
Network Rail				
Network Rail				
Yorkshire Water				
Treatment Works				
Treatment works				
Environment Agency				
Constraints				
FZ1 over 1ha. See comments in our previo	us I&O consultation	. On historic landfill within	western section of site & along easter	n boundary
				· · · · ·
LCC				
Ecology support Supported				
Supported				

4204 Cliff	Hill Quarry, Wortley		
Ecology boundary			
Education comments	3		
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

<b>UDP Designations</b>		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	72.03	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	72.24	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	100.00	c

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>✓</b>	
	-	

_		
DAGADAI	COLICE	/\rac
Regener	auvii	AI Cas
3		

Inner South RA	0.00	% overlap
LB 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
-----------------	------

## 4204 Cliff Hill Quarry, Wortley

Nearest train station	Burley Park
Nearest train station distance (m)	2815.30
Nearest bus stop	4036
Nearest bus stop distance (m)	330.35
Agricultural classification	Urban
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	<b>✓</b>
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<b>✓</b>
Overlaps Minerals Safeguarde	ed 🗸
Overlaps Minerals Safeguarded 100	m

# 4204 Cliff Hill Quarry, Wortley

Conclusions	
Issues and Options Summary	
N5 site with minerals designation. No use.	No access possible within site, would need to be enlarged to connect to highway. Green space area still in
Site affects others?	
Sustainability summary	
Summary of reps	
Comments on phasing	
DPP Allocation	
Not proposed as housing allocation	
DPP Allocation Conclusion	
No access possible within site, wou	uld need to be enlarged to connect to highway. Green space area still in use.

#### 4210 Spring Lea Farm, Troydale, Pudsey

C:+-	Detai	-
SITE	Detai	115

Easting	423743	Northing	432728	Site area ha	7.9	SP7
HMCA	Outer West				Ward	Pudsey

#### **Site Characteristics**

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

#### Description

Agricultural use. Flat site with road frontage to south west. Set away from main urban area to the west. The site is adjacent to a small cluster of dwellings to the south and other farm buildings, one large farm building is on site. To the north and east the site is contained by trees.

#### **Greenbelt Assessment**

#### 1. Check the unresticted sprawl of large built up areas

Would development lead to/constitu	ue ribbon development?	No
Would development result in an isola	lated 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 L	ow potential to lead to unrestric	ted sprawl

#### 2. Prevent neighbouring towns from merging

Would development lead t	to physical connection of settlements?	No
Do features provide bound	Yes	
Coalescence Conclusion	No merging but would significantly reduce	e the green belt gap

#### 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	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?		Yes	
Character Conclusion No effect on the setting and special character of historic features			

#### 4210 Spring Lea Farm, Troydale, Pudsey

# Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Site does not connect to urban area and would result in an isolated development. The site is well contained by trees to the east which would prevent further expansion.

CLU AAl						
SHLAA conclusions						
Availability: Short (	=<5 yrs)	Suitability:	LDF to determine	Achievability:	Longterm (11+yrs)	
Summary of infra	astructure provide	comments				
LCC Highways Com	ments					
Public transport acces	sibility comments					Rank (1-5)
Fails PT and Employm	ent, part health and edu	cation				2
Access comments						
Access to Troydale La	ne achievable					5
Local network comme	nts					
local network ok						4
Mitigation measures						Total score
						11
Highways site support	+	]				<u> </u>
Yes						
Contingent on other si	ites					
Contingent on other si	ites					
Highways Agency						
Impact No material i	impact Net	work Status	No objection, no mit	igation required		
Network Rail	]					
Yorkshire Water						
Treatment Works						
Environment Agend	Cy					
	ee comments in our pre culvert (running through			rcourse(Pudesy Beck running 2	20m parrallel to easte	rn
LCC			,			
Ecology support	Supported with mitigat	ion				
Supported with mitiga	ation (Amber) to ensure	impacts on adjac	cent habitat are addre	ssed. Requires careful design t	o protect and adjace	nt beck and

ancient woodland habitat. The Post Hill LNA an area of ancient woodland lies to the east of the Pudsey Beck which is adjacent to this proposed

#### 4210 Spring Lea Farm, Troydale, Pudsey

allocation. The allocation has retained a buffer zone of approximately 10m from the beck and LNA - this should be increased to 20 metres. The Pudsey Beck is an important part of the wildlife habitat network together with its ancient woodland - any development should maintain and enhance this corridor. Avoid public access to the beck corridor to reduce disturbance to wildlife. Troydale Wood which runs along the Pudsey Beck is ancient semi-natural woodland. Other blocks are ancient replanted. Use locally native species rich hedgerows around the margin and within the development. Use native trees within the landscaping. Include bat tubes and bird boxes within the development. Water vole and bats (Noctule/pipistrelle) have been recorded on the beck corridor. Avoid tree planting along the western bank of the beck. Minimise light spillage onto the woodland edge.

Ecology boundary	
Education comments	
Flood Risk	
Site is located largel any development in	y in Flood Zone 1. However, part of the site is in the Pudsey Beck flood plain and the Exception Test will need to be passed for this flood zone (=3A). There is a surface water flood route through the site and this will need to be addressed within the FRA.
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

N32 Greenbelt         100.00         % overlap           N34 PAS         0.00	<b>UDP Designations</b>		
RL1 Rural Land 0.00 N1 Greenspace 0.00 N1A Allotments 0.00 N5 Open Space 0.00 N6 Playing Pitch 0.00 N8 Urban Green Corridor 0.00 CC Shopping Quarter 0.00 UDP City Centre 0.00 S2S6 Town Centre 0.00	N32 Greenbelt	100.00	% overlap
N1 Greenspace 0.00  N1A Allotments 0.00  N5 Open Space 0.00  N6 Playing Pitch 0.00  N8 Urban Green Corridor 0.00  CC Shopping Quarter 0.00  UDP City Centre 0.00  S2S6 Town Centre 0.00	N34 PAS	0.00	
N1A Allotments 0.00 N5 Open Space 0.00 N6 Playing Pitch 0.00 N8 Urban Green Corridor 0.00 CC Shopping Quarter 0.00 UDP City Centre 0.00 S2S6 Town Centre 0.00	RL1 Rural Land	0.00	
N5 Open Space 0.00  N6 Playing Pitch 0.00  N8 Urban Green Corridor 0.00  CC Shopping Quarter 0.00  UDP City Centre 0.00  S2S6 Town Centre 0.00	N1 Greenspace	0.00	
N6 Playing Pitch 0.00  N8 Urban Green Corridor 0.00  CC Shopping Quarter 0.00  UDP City Centre 0.00  S2S6 Town Centre 0.00	N1A Allotments	0.00	
N8 Urban Green Corridor 0.00 CC Shopping Quarter 0.00 UDP City Centre 0.00 S2S6 Town Centre 0.00	N5 Open Space	0.00	
CC Shopping Quarter 0.00 UDP City Centre 0.00 S2S6 Town Centre 0.00	N6 Playing Pitch	0.00	
UDP City Centre 0.00 S2S6 Town Centre 0.00	N8 Urban Green Corridor	0.00	
S2S6 Town Centre 0.00	CC Shopping Quarter	0.00	
	UDP City Centre	0.00	
Proposed Local Centre 0.00	S2S6 Town Centre	0.00	
	Proposed Local Centre	0.00	
Overlaps N37 SLA	Overlaps N37 SLA		

Core Strategy		
Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>_</b>	

Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	100.00	
EASEL RA		
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

# 4210 Spring Lea Farm, Troydale, Pudsey

Sch. Ancient Mo	n. 0.00
John Attrocert Wild	0.00

# Other Spatial Relationship

LCC ownership %	0.00	
Nearest train station	Bramley	
Nearest train station distance (m)	1701.70	
Nearest bus stop	4300	
Nearest bus stop distance (m)	164.06	
Agricultural classification	Grade 2	
	1 —	
Overlaps SSSI		
Overlaps SEGI		
Overlaps LNA		
Overlaps LNR		
Overlaps Conservation Area		
Overlaps Listed Building		
Overlaps Strat. Employment buffer		
Overlaps Public Right of Way		
Overlaps SFRA Flood Zone	<b>✓</b>	
Overlaps EA Flood Zone	<u></u>	
Overlaps HSE Major Hazard		
Overlaps HSE Gas Pipeline		
Overlaps Pot. Contamination		

Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m

# 4210 Spring Lea Farm, Troydale, Pudsey

Conclusions	
Issues and Options Summary	
	onnect to the urban area and development would not relate to the settlement. The site is well contained by all for further sprawl. Site would be closer to urban area if site 3050 was developed. Flood risk would also
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 does not co	onnect to the urban area and development would not relate to the settlement.

Site Deta	ails							
Easting	423173	Northing	435852	Site area ha	0.6	SP7	Main Urban Area Extension	
HMCA	Outer West				Ward	Ward Bramley and Stanningley		

### **Site Characteristics**

Site type Greenfield

On-site land uses

**Unmanaged Forest** 

Neighbouring land uses

Dwellings

Waterways

Other land uses - None

Topography	Flat	Landscape	Significant Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description

Green belt site adjacent to main urban area. Road frontage runs along the southern boundary. Surrounded by residential development to east and south, good access to services. Canal to the north encloses the site. Heavily treed.

### **Greenbelt Assessment**

### 1. Check the unresticted 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 unrestr	ricted sprawl

### 2. Prevent neighbouring towns from merging

<del>-</del>		
Would development lead to physical connection of settlements?		No
Do features provide boun	daries to contain the development?	Yes
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?	Yes
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	No
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	No

Encroachment Conclusion Site does not perform an important role in safeguarding from encroachment

### 4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	No
Can development preserve this character?	

Character Conclusion

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Well contained site with strong connections to urban area. Would not harm green belt if developed.

SHLAA conclusions				
Availability: Longterm (+11yrs)	Suitability	LDF to determine	Achievability: Longterm (11+yrs)	
Availability. Longleilli (+1 lyls)	Suitability.	LDF to determine	Achievability. Longleim (11+yls)	
Summary of infrastructure prov	ider comments			
LCC Highways Comments				
Public transport accessibility comments				Rank (1-5)
Meets CS standards				
				<b>–</b> 5
Access comments				
Access off Rodley Lane Ok				5
Local network comments				
Local network OK				
				4
				T-1-1
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 miti	gation required	
		-	-	
Natural Dail				
Network Rail				
Yorkshire Water				
Treatment Works				
Environment Agency				
Constraints FZ1 under 1ha. See comments in our pre	vious I&O consultatio	on Canal runs north of	site	
	sus rao consuitatio	Gariar Fairs Hortiff Of		
LCC				
Ecology support Not supported				
Red - Avoid development of any of this s	ite, due to proximity	to SSSI and important	wildlife habitat network function. Poor site for dev	elopment -

this land lies adjacent to the south bank of the Leeds Liverpool Canal SSSI - the site is designated for it invertebrates and aquatic plant communities. The development risks contamination of the SSSI habitat and increase disturbance on the opposite side of the canal from the tow

path. This site forms part of the River Aire and canal corridor wildlife habitat network - it supports a mixture of woodland, scrub and acid grassland. This site also contribute to wider habitat linked to Rodley Nature Reserves on the opposite side of the river. The canal and neighbouring scrub/woodland will be habitat used by otters and bats both European protected species recorded in this area.

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 th				
App Number	Proposal	De	ecision	% 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	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		
Sch. Ancient Mon.	0.00	

Core Strategy	

Main Urban Area	0.00	%
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>✓</b>	

overlap

### **Regeneration Areas**

Inner South RA	0.00	% overlap
LB 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 Bramley
rest train station distance (m) 1633.49
Nearest bus stop 8942
Nearest bus stop distance (m) 129.42
Agricultural classification Urban
Overlaps SSSI
Overlaps SEGI
Overlaps LNA
Overlaps LNR
Overlaps Conservation Area
Overlaps Listed Building
aps Strat. Employment buffer
Overlaps Public Right of Way
Overlaps SFRA Flood Zone
Overlaps EA Flood Zone
Overlaps HSE Major Hazard
Overlaps HSE Gas Pipeline
Overlaps Pot. Contamination
Overlaps Minerals Safeguarded
laps Minerals Safeguarded 100m

### **Outer West**

# 4213 Land at Rodley lane

Conclusions	
Issues and Options Summary	
Green belt site adjacent to main urb and south, good access to services.	oan area. Road frontage runs along the southern boundary. Surrounded by residential development to east Canal to the north encloses the site. Heavily treed.
Site affects others?	
Sustainability summary	
Summary of reps	
Comments on phasing	
DPP Allocation	
Preferred housing allocation	
DPP Allocation Conclusion	
Green belt site adjacent to main urb	canal to the north encloses the site. Heavily treed.

### 4214 Aire Valley Court, Leeds

Site Details								
Easting	423082	Northing	435834	Site area ha		0.5	SP7	Main Urban Area Infill
HMCA	HMCA Outer West					Ward	Bramley an	d Stanningley

### **Site Characteristics**

Site type Greenfield

On-site land uses

Manufacturing and Wholesale

Neighbouring land uses

Dwellings

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Brownfield site. Current employment use set within the main urban area. No other constraints.

### **Greenbelt Assessment - Not Required**

### 1. Check the unresticted sprawl of large built up areas

Would development lead to/const			
Would development result in an is			
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		
Do features provide bound		
Coalescence Conclusion		

### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Francisch mannt Canadanian	

Encroachment Conclusion

### 4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?		
Can development pres		
Character Conclusion		

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

# 4214 Aire Valley Court, Leeds **SHLAA** conclusions Availability: Medium (6-10yrs) Suitability: Suitable Achievability: Medium (6-10yrs) Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Meets CS standards 5 Access comments Access off Rodley Lane, OK 5 Local network comments Local network OK 4 Total score Mitigation measures 14 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 under 1ha. See comments in our previous I&O consultation LCC Supported **Ecology support** Supported Ecology boundary **Education comments**

### **Outer West**

# Flood Risk Flood Zone 1 Utilities Gas Electric Fire and Rescue Other English Heritage Natural England Planning History Applications since 1/1/2009, covering more than 50% of the site

# Spatial relationships

**App Number** 

<b>UDP Designations</b>		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

**Proposal** 

Core Strategy	

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	· •	

% of site

% overlap

Decision

## **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		Bramley
Nearest train station distance (m)		1663.37
Nearest bus stop		6310
Nearest bus stop distance (m)		60.77

Agricultural classification Urban

# 4214 Aire Valley Court, Leeds

Overlaps SSSI
Overlaps SEGI
Overlaps LNA
Overlaps LNR
Overlaps Conservation Area
Overlaps Listed Building
Overlaps Strat. Employment buffer
Overlaps Public Right of Way
Overlaps SFRA Flood Zone
Overlaps EA Flood Zone
Overlaps HSE Major Hazard
Overlaps HSE Gas Pipeline
Overlaps Pot. Contamination
Overlaps Minerals Safeguarded
Overlaps Minerals Safeguarded 100m

# 4214 Aire Valley Court, Leeds

Conclusions	
Issues and Options Summary	
Brownfield site. Current employmen	nt use set within the main urban area. No other constraints.
Site affects others?	
Sustainability summary	
Summary of reps	
Comments on phasing	
DPP Allocation	
Not proposed as housing allocation	
DPP Allocation Conclusion	
Retain as employment	

### 4226 Whitehall Road, Farnley

Site Deta	ails							
Easting	424428	Northing	430666	Site area ha		1.3	SP7	Other Rural Extension
HMCA Outer West		Ward	Farnley and	Wortley				

### **Site Characteristics**

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Greenfield site. Well contained by roads on 3 sides amd trees to the south. Residential dwellings to the north and some other over the main road to the east.

### **Greenbelt Assessment**

### 1. Check the unresticted 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	

### 2. Prevent neighbouring towns from merging

Would development lead		
Do features provide boundaries to contain the development?		
Coalescence Conclusion		

### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
F 1 10 1 1	

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		

4226 Whitehall Road, Farnle	ey .		
Overall Conclusion from assessment ag characteristics of openness and perma	gainst all 4 purposes of green belt ar inence	nd essential	
SHLAA conclusions			
Availability: Unknown	Suitability: LDF to determine	Achievability:	
Summary of infrastructure provid	er comments		
LCC Highways Comments			
Public transport accessibility comments			Rank (1-5
Meets Core Standards			
			5
Access comments			
Ghost Island access on to A58, surrounding	roads poor		
			4
Local network comments			
OK			5
Mitigation measures			Total score
			14
Highways site support			
Yes			
Contingent on other sites			
oonlingent on other sites			
Contingent on other sites			
Highways Agency			
	etwork Status No objection, no mitig	gation required	
n/a	-		
Network Rail			
NCTWOIR ITAII			
Yorkshire Water			
Treatment Works			
Environment Agency			
Constraints			
FZ1 over 1ha. See comments in our previou	is I&O consultation		
LCC			
Ecology support Supported			
Supported (Green)			

### **Outer West**

4226 Whit	ehall Road, Farnley		
Ecology boundary			
Education comments			
Flood Risk			
Flood Zone 1			
Utilities			
Gas			
Electric			
Fire and Rescue			
Telecoms			
Telegonia			
Other			
English Heritage			
Natural England			
ivaturai Erigiariu			
Planning History	Applications since 1/1/2009, covering more than 50°		
App Number	Proposal	Decision	% of site

# Spatial relationships

<b>UDP Designations</b>		
N32 Greenbelt	97.92	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy	
Main Urban Araa	0.00

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>V</b>	

Regeneration Areas
--------------------

erla

# Other Spatial Relationship

LCC ownership %	0.00
-----------------	------

# 4226 Whitehall Road, Farnley

Neares	t train station	(	Cottingley	
Nearest train sta	ition distance (	(m)	3016.17	
	Nearest bus s	top	5250	
Nearest bus s	stop distance (	(m)	58.69	
Agricult	tural classificat	ion G	rade 3	
	Overlaps S	SSI		
	Overlaps SI	EGI		
	Overlaps L	_NA		
	Overlaps L	_NR		
Overlaps 0	Conservation A	rea		
Overla	ps Listed Build	ling		
Overlaps Strat. Er	mployment but	ffer		
Overlaps Pu	ublic Right of V	Vay		
Overlaps	SFRA Flood Z	one		
Overla	ps EA Flood Zo	one		
Overlaps I	HSE Major Haz	ard		
Overlaps	HSE Gas Pipel	line		
Overlaps Po	ot. Contaminat	tion	<b>✓</b>	
Overlaps M	Ainerals Safegu	uardeo	L L	
Overlaps Minerals	s Safeguarded	100m	1 <u> </u>	

# 4226 Whitehall Road, Farnley

Conclusions	
Issues and Options Summary	
Green Belt site. Site is surrounded be to the main urban area.	by development, however, New farnley is not in the settlement hierarchy meaning this site is not connected
Site affects others?	
Sustainability summary	
Summary of reps	
Comments on phasing	
DDD All III	
DPP Allocation	
Not proposed as housing allocation	
DPP Allocation Conclusion	
New Farnley is not within the settler	ment hierarchy. Site is not connected to the urban area.

Site Deta	ails							
Easting	425275	Northing	436118	Site area ha		14.1	SP7	Main Urban Area Extension
HMCA	HMCA Outer West			Ward	Bramley and Stanningley			

### **Site Characteristics**

Site type Greenfield

On-site land uses

Vacant land

Neighbouring land uses

Dwellings

Waterways

Other land uses - None

Topograph	y Sloping	Landscape	Significant Tree Cover
Boundarie	Existing well defined	Road front	Yes

Description

Greenfield site. Set in urban area next to Bramley Fall Park. The site is heavily trees, slopes and borders the Leeds / Liverpool Canal to the north. Residential development is set to the south.

### **Greenbelt Assessment**

### 1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ri	ribbon development?	No
Would development result in an isolated	ed development?	No
Is the site well connected to the built u	ıp area?	Yes
Would development round off the settle	ement?	No
Is there a good existing barrier between and the undeveloped land?	en the existing urban area	No
Unrestricted Sprawl Conclusion Low	potential to lead to unrestric	ted sprawl

### 2. Prevent neighbouring towns from merging

Would development lead t	to physical connection of settlements?	No	
Do features provide bound	Do features provide boundaries to contain the development?		
Coalescence Conclusion	No merging but would significantly reduce	e the green belt gap	

### 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?	Yes
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	No
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	No

Encroachment Conclusion Site does not perform an important role in safeguarding from encroachment

### 4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	No	
Can development preserve this character?	Yes	

Character Conclusion | Marginal effect on the setting & special character, could be mitigated against through appropriate detailed design

# Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

The site is a corridor of green belt through the urban area alongside the canal. Strong links to the settlement and well contained site, but green belt area is small and would be erroded by development. Listed building to south of site, small woodland area separates this from the site.

SHLAA conclusions				
	Suitabilitu	LDE to determine	Achiovahility	
Availability: Unknown	Sultability.	LDF to determine	Achievability:	
Summary of infrastructure provider	comments			
LCC Highways Comments				
Public transport accessibility comments				Rank (1-5)
Ok PT and Employment part education and heal	lth			
				4
Access comments Access ok on Leeds Bradford Road				
Access on on Eccus Bradiora Road				5
Local network comments				
Congeastion Bridge Road / Kirkstall				3
Mitigation measures				Total score
mingation models of				
				12
I Valoria de la companya del companya de la companya del companya de la companya				
Highways site support Yes				
Contingent on other sites				
Contingent on other sites				
				_
Highways Agency				
Impact No material impact Netwo	ork Status	No objection, no mitigation re	quired	
Assessment of cumulative impact with other sit	es needed			
Network Rail				
network Ruii				
Yorkshire Water				
Treatment Works				
A sewage pumping station is located within the	site boundary			
<b>Environment Agency</b>				
Constraints				
FZ1 over 1ha. See comments in our previous 18	O consultation	. On Historic landfill (east of th	e site)	
100				
Ecology support Not supported				
Red - Poor site, recommend that it is not alloca	ted. This propo	osed site includes a long stretch	of the southern bank of the Leeds Live	rpool Canal
SSSI - this is the opposite side from the tow pa				

plant communities). The proposed allocation would also result in the loss of part of the Bramley Falls and Newlay Quarry LNA recently designated

as a Local Wildlife Site (new name for SEGIs) for its woodland habitat with high density of native bluebell. The proposed site forms an important section of the wildlife habitat network which runs down the River Aire/ Leeds Liverpool Canal corridor. This site is important for Lowland Mixed Deciduous Woodland and Lowland Acid Grassland both UK BAP priority habitats. All areas of the site which include woodland, scrub and acid grassland communities should be excluded from the proposed site (the vast majority if not all of the site) - any development of the residual area (likely to be very small) should include mitigation to manage surrounding areas for biodiversity. The canal and neighbouring woodland/scrub supports otter and bats both European protected species. Water voles may also be present along the canal. Avoid damage to lying up sites for otters and feeding habitat. Avoid any measures which increase disturbance to these species in this area. The development of the Kirkstall Forge site on the opposite side of the canal/river makes it more important to minimise habitat loss on this site.

Ecology boundary								
Education comments	;							
Flood Risk								
Flood Zone 1								
Utilities								
Gas								
Electric								
Fire and Rescue								
rife and Rescue								
Telecoms								
Other								
English Heritage								
0 0								
Natural England								
Natural England								
Planning History	Applications since	1/1/2009 covering	a more than 50%	of the site				
		17 172000, 00VOIIII	g more than 6070		D!-!	04 -5 -14 -		
App Number	Proposal				Decision	% of site		
Spatial relationshi	ine							
Spatial relationshi	lh2							
<b>UDP</b> Designat	ions		Core Strate	egy				

N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	100.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension		
	-	

# Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

# Other Spatial Relationship

LCC ownership	97.85	
Nearest train station		Headingley
Nearest train station distance	(m)	1554.87
Nearest bus s	6734	
Nearest bus stop distance (m)		168.03
Agricultural classificat	ion	Urban
Overlaps S	SSI	
Overlaps S	EGI	

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	✓
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	✓
Overlaps Strat. Employment buffer	<b>✓</b>
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	<b>✓</b>
Overlaps EA Flood Zone	<b>✓</b>
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	$\overline{\Box}$
Overlaps Pot. Contamination	<b>V</b>
Overland Minerals Safaguarded	1

Overlaps Minerals Safeguarde	d
Overlaps Minerals Safeguarded 100n	n

Conclusions	
Issues and Options Summary	
	or of green belt through the urban area alongside the canal. Strong links to the settlement and well s small and would be erroded by development.
Site affects others?	
Sustainability summary	
Summary of reps	
Comments on phasing	
DPP Allocation	
Not proposed as housing allocation	
DPP Allocation Conclusion	
	or of green belt through the urban area alongside the canal. Strong links to the settlement and well s small and would be erroded by development.

### 4249 Stanningly Road, Leeds

Site Deta	ails						
Easting	426942	Northing	433709	Site area ha	0.2	SP7	Main Urban Area Infill
HMCA	Outer West				Ward	Armley	

### **Site Characteristics**

Site type Brownfield

On-site land uses

Storage

Neighbouring land uses

Dwellings

Vacant building

Outdoor amenity and open space

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Brownfield site, no constraints.

### **Greenbelt Assessment**

### 1. Check the unresticted 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 t	
Do features provide bound	
Coalescence Conclusion	

### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

### 4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	

Character Conclusion

### **Outer West**

4249 Star	nningly Road, Le	eds			
Overall Conclusio characteristics of	n from assessmen openness and per	t against all 4 purpo manence	oses of green belt	and essential	
SHLAA conclusion	าร				
Availability: Shor	t (=<5 yrs)	Suitability:	Suitable	Achievabilit	ty: Short (=<5yrs)
Summary of inf	rastructure prov	vider comments			
Highways Agency	у				
Impact		Network Status			
Network Rail					
Yorkshire Water					
Treatment Works					
Environment Age	ency				
Constraints					
LCC					
Ecology support					
Ecology boundary					
Education comment	S				
Flood Risk					
Utilities					
Gas					
Electric					
Fire and Rescue					
Telecoms					
Other					
English Heritage					
Natural England					

4249 Sta	nningly Road, Leeds			
App Number	Proposal	Decision	% of site	

### Spatial relationships

<b>UDP Designations</b>		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

# Core Strategy

Main Urban Area	100.00	% overla
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>✓</b>	

# **Regeneration Areas**

Inner South RA	0.00	% overlap
LB Corridor RA	100.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	100.00	

# Other Spatial Relationship

LCC ownership	%	0.00
Nearast train station		Durloy Dark
Nearest train station		Burley Park 1753.57
Nearest train station distance	` ′	
Nearest bus s		9279
Nearest bus stop distance	(m)	53.28

### Agricultural classification Urban

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	<b>✓</b>
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<b>✓</b>
Overland Minerald Safeguarded	

Overlaps Minerals Safeguarded 100m

Overlaps 5551	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	<b>✓</b>
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	$\overline{\Box}$
Overlaps Pot. Contamination	<b>✓</b>
Overlaps Minerals Safeguarded	

# 4249 Stanningly Road, Leeds

Conclusions	
Issues and Options Summary	
Brownfield site in residential area. A	Adjacent site just been given planning for residential.
Site affects others?	
Sustainability summary	
Summary of reps	
Comments on phasing	
DPP Allocation	
Preferred housing allocation	
DPP Allocation Conclusion	
Brownfield site in residential area.	

### 5004 Calverley Lane, Farsley

Site Deta	ails								
	404050	 404070	011		007	_	 	 	

Easting	421059	Northing	430270	Site area na	5.5	3P7	Smaller Settlement Extension
HMCA	Outer West				Ward	Calverley	and Farsley

### **Site Characteristics**

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

**Dwellings** 

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Green belt site with agricultural use. Road frontage to east, tree lined boundaries. Set away from urban area.

### **Greenbelt Assessment**

### 1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue rib	bbon 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
		Yes
Unrestricted Sprawl Conclusion High p	potential to lead to unrestric	ted sprawl

### 2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	Yes
Coalescence Conclusion No merging but would significantly red	uce the green belt gap

### 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	No	
Can development pres	Yes	
Character Conclusion	ic features	

# Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Isolated site that would reduce the green belt gap between Calverley and Rodley.

Ecology boundary

# 5004 Calverley Lane, Farsley **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 Small part meets PT, not rest 1 Access comments Visibility not acheivable for speed limit 1 Local network comments Ring Road congestion, remote country lane location 2 Total score Mitigation measures 4 Highways site support Contingent on other sites Contingent on other sites **Highways Agency** Impact No material impact No objection, no mitigation required **Network Status** n/a **Network Rail** Yorkshire Water Treatment Works **Environment Agency** Constraints FZ1 over 1ha. See comments in our previous I&O consultation LCC Supported with mitigation **Ecology support** Supported with mitigation (Amber) This proposed allocation includes a significant north-south hedgerow a UK BAP priority habitat, and parkland type trees. Need to protect hedgerow and open grown trees within public open space - and not in private garden space. The open grown trees need to be checked for bat roosts and consideration given to commulting/foraging routes.

### **Outer West**

### 5004 Calverley Lane, Farsley

**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**

100.00	% overlap
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
<b>✓</b>	
0.00	
	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00

# **Core Strategy**

Main Urban Area	0.00
Major Settlement	0.00
Minor Settlement	0.00
Overlaps Urban Extension	<b>V</b>

% overlap

# **Regeneration Areas**

Inner South RA	0.00	% overlap
LB 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

# 5004 Calverley Lane, Farsley

Nearest train station	New Pudsey
Nearest train station distance (	n) 1966.46
Nearest bus st	op 13899
Nearest bus stop distance (	n) 475.05
Agricultural classificati	on Grade 3
Overlaps SS	SI
Overlaps SE	GI
Overlaps L	IA
Overlaps L	IR
Overlaps Conservation Ar	
Overlaps Listed Buildi	ng
Overlaps Strat. Employment buf	ng
Overlaps Public Right of W	ay 🗸
Overlaps SFRA Flood Zo	ne
Overlaps EA Flood Zo	ne
Overlaps HSE Major Haza	rd
Overlaps HSE Gas Pipel	rdne
Overlaps Pot. Contaminati	on 🗸
Overlaps Minerals Safegu	arded
Overlaps Minerals Safeguarded	100m

### **Outer West**

# 5004 Calverley Lane, Farsley

Conclusions	
Issues and Options Summary	
	Road frontage to east, tree lined boundaries. Set away from urban area and any development would have and reduce the gap between Calverley and Rodley.
Site affects others?	
Sustainability summary	
Summary of reps	
Comments on phasing	
DPP Allocation	
Not proposed as housing allocation	
DPP Allocation Conclusion	
	Road frontage to east, tree lined boundaries. Set away from urban area and any development would have and reduce the gap between Calverley and Rodley.

### 5010 41-45 Stanningley Road, Armley

Site Deta	ails						
Easting	426895	Northing	433735	Site area ha	0.3	SP7	Main Urban Area Infill
HMCA	Outer West				Ward	Armley	

### **Site Characteristics**

Site type Brownfield

On-site land uses

Vacant building

Neighbouring land uses

Vacant land

Dwellings

Outdoor amenity and open space

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Brownfield site in residential area. Adjacent site just been given planning for residential.

### **Greenbelt Assessment - Not Required**

### 1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	1
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	

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?	1
Coalescence Conclusion	

### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

**Encroachment Conclusion** 

### 4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	

Character Conclusion

5010 41-45 Stanni	ingley Road, Armley		
Overall Conclusion from ass characteristics of openness	sessment against all 4 purposes of green be and permanence	elt and essential	
SHLAA conclusions			
Availability:	Suitability:	Achievability:	
Summary of infrastructu	are provider comments		
Highways Agency			
Impact	Network Status		
Network Rail			
Yorkshire Water			
Treatment Works			
Environment Agency			
Constraints			
LCC Ecology support			
Ecology support			
Ecology boundary			
Education comments			
Flood Risk			
Utilities Gas			
Electric			
Fire and Rescue			
Telecoms			
Other English Heritage			
Natural England			

Outer West					
5010 41-45 Stanni	ngley R	oad, Armle	у		
<b>.</b>			•		
App Number Propos	sal			Decision	% of site
Spatial relationships		]	Como Streato ave		
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	<b>✓</b>	
N1A Allotments	0.00			•	
N5 Open Space	0.00		D		
N6 Playing Pitch	0.00		Regeneration Areas		
N8 Urban Green Corridor	0.00		Inner South RA	0.00	% overlap

LB Corridor RA

Aire Valley RA

West Leeds Gateway

EASEL RA

0.00 % overlap

100.00

0.00

0.00

100.00

# Other Spatial Relationship

CC Shopping Quarter

UDP City Centre

S2S6 Town Centre

Overlaps N37 SLA Sch. Ancient Mon.

Proposed Local Centre

0.00

0.00

0.00

0.00

0.00

LCC ownership	%	0.00
Nearest train station	Вι	ırley Park
Nearest train station distance		1757.85
Nearest bus s	top	2726
Nearest bus stop distance	(m)	92.88
Agricultural classificat	tion U	rban
Overlaps S	SSI	
Overlaps S	EGI	
Overlaps I	_NA	
Overlaps I	_NR	
Overlaps Conservation A	rea	
Overlaps Listed Build	ling	
Overlaps Strat. Employment bu	ffer	
Overlaps Public Right of V	Vay	
Overlaps SFRA Flood Z	one	
Overlaps EA Flood Z	one	
Overlaps HSE Major Haz	ard	
Overlaps HSE Gas Pipe	line	
Overlaps Pot. Contamina	tion	✓
Overlaps Minerals Safego	uarded	
Overlaps Minerals Safeguarded	100m	

# 5010 41-45 Stanningley Road, Armley

Conclusions	
Issues and Options Summary	
Brownfield site in residential area. A	Adjacent site just been given planning for residential. Loss of employment.
Site affects others?	
Sustainability summary	
Summary of reps	
Comments on phasing	
DPP Allocation	
Preferred housing allocation	
DPP Allocation Conclusion	
Brownfield site in residential area.	

### 5105 Lawns House, Chapel Lane, Farnley, Leeds, LS12 5et

Site Details							
Easting	424896	Northing	432184	Site area ha	0.6	SP7	Main Urban Area Infill
HMCA	Outer West				Ward	Farnley and	Wortley
	mix 50:50	cs					

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Description

Topography	Landscape	
Boundaries	Road front	

### **Greenbelt Assessment - Not Required**

### 1. Check the unresticted sprawl of large built up areas

Would development lead to/constit	tue ribbon development?		
Would development result in an isolated development?			
Is the site well connected to the bu	uilt 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 bound			
Coalescence Conclusion			

### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

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

14/02942/FU

Detached single storey dwelling (plot 10)

5105 Lawn	Lawns House, Chapel Lane, Farnley, Leeds, LS12 5et					
SHLAA conclusions						
Availability:	Suitability:		Achievability:			
Summary of infr	astructure provider comments					
Highways Agency						
Impact	Network Status					
National Dail	1					
Network Rail						
Yorkshire Water						
Treatment Works						
Environment Agent Constraints	icy					
CONSTIANTIS						
LCC	1					
Ecology support						
Ecology boundary	1					
o, ,						
Education comments						
Flood Risk	1					
TIOG TUSK						
Utilities	1					
Gas						
Electric	1					
Licotife						
Fire and Rescue						
Talanama	7					
Telecoms						
Other	1					
English Heritage						
Natural England						
ivaturai Erigidilu						
Planning History	Applications since 1/1/2009, covering more	re than 50% of the cita				
App Number	Proposal	Deci	sion % of site			

W

100

5105 Lawns House, Chapel Lane, Farnley, Leeds, LS12 5et								
13/04809/FU	Detached single storey dwelling	Α	100					
13/03369/LI	Listed Building application for change of use with internal alterations and single storey side extension from offices to 8No. dwellings	Α	100					
13/03368/FU	Change of use with internal alterations and single storey side extension from offices to 8No. dwellings	A	100					
14/01460/TR	Various work (see supporting tree work schedule as amended).	A	98					
14/02943/LI	Listed Building Application for detached single storey dwelling (plot 10)	w	100					
14/01366/LI	Listed Building application for single storey side extension	Α	100					
14/01365/FU	Single storey side extension	Α	100					
14/00500/CC	Consent, agreement or approval required by conditions 3, 4, 5, 7 and 9 of Planning Application 13/04809/FU	Α	100					

### Spatial relationships

<b>UDP Designations</b>		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy	

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>V</b>	

Regeneration Areas
--------------------

Inner South RA	0.00	% overlap
LB 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	Bramley
Nearest train station distance (m)	2423.57
Nearest bus stop	4915
Nearest bus stop distance (m)	284.55
-	
Agricultural classification	Grade 3

### 5105 Lawns House, Chapel Lane, Farnley, Leeds, LS12 5et

	Overlaps SSSI	
	Overlaps SEGI	
	Overlaps LNA	
	Overlaps LNR	
	Overlaps Conservation Area	
	Overlaps Listed Building	<b>✓</b>
Overla	aps Strat. Employment buffer	
	Overlaps Public Right of Way	
	Overlaps SFRA Flood Zone	$\overline{\Box}$
	Overlaps EA Flood Zone	$\bar{\sqcap}$
	Overlaps HSE Major Hazard	$\Box$
	Overlaps HSE Gas Pipeline	$\bar{\Box}$
	Overlaps Pot. Contamination	$\overline{\Box}$
	Overlaps Minerals Safeguarded	a [
Overl	aps Minerals Safeguarded 100n	n [

### 5105 Lawns House, Chapel Lane, Farnley, Leeds, LS12 5et

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	]
oustainability summary	
C	]
Summary of reps	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	]
	d planning permission or existing UDP allocation. Principle of residential development accepted

### 5110 Springfield Iron Works, Bagley Lane, Farsley

Site Details							
Easting	422067	Northing	435653	Site area ha	0.4	SP7	Main Urban Area Infill
HMCA	HMCA Outer West			Ward	Calverley a	and Farsley	
Site Characteristics							
Site type	Brownfield						

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	

Descr	ipt	ion	

### **Greenbelt Assessment - Not Required**

### 1. Check the unresticted 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		
Do features provide boundaries to contain the development?		
Coalescence Conclusion		

### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary		
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	L	

\_\_\_\_\_

### 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

App Number

13/02933/OT

Proposal

Outline application for residential development

5110	Springf	ield Iron Works, Bagley Lane,	Farsley
SHLAA cor	nclusions		
Availabilit	y:	Suitability:	Achievability:
Summary	y of infras	tructure provider comments	
Highways	Agency		
Impact		Network Status	
Network F	Rail		
Yorkshire	Water		
Treatment V			
Environme	ent Agency		
Constraints			
LCC			
Ecology sup	pport		
Ecology bou	undary		
	,		
Education co	omments		
Flood Risk			
Utilities			
Gas			
Electric			
Electric			
Fire and Res	scue		
Telecoms			
Other			
English Heri	itage		
Natural Eng	land		
Planning H	History Ap	oplications since 1/1/2009, covering mor	re than 50% of the site

Decision

Α

% of site

100

### 5110 Springfield Iron Works, Bagley Lane, Farsley

% overlap

### Spatial relationships

UDP Designations	
N32 Greenbelt	0.00
N34 PAS	0.00
RL1 Rural Land	0.00
N1 Greenspace	0.00
N1A Allotments	0.00
N5 Open Space	0.00
N6 Playing Pitch	0.00
N8 Urban Green Corridor	0.00
CC Shopping Quarter	0.00
UDP City Centre	0.00
S2S6 Town Centre	0.00
Proposed Local Centre	0.00
Overlaps N37 SLA	
Sch. Ancient Mon.	0.00

### Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>✓</b>	

% 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

# Other Spatial Relationship

0.00	LCC ownership %	
lovy Dudoov	Nearest train station	
lew Pudsey	ivearest train station	
1639.17	Nearest train station distance (m	
7026	Nearest bus sto	
66.77	Nearest bus stop distance (m	
Urban	Agricultural classificatio	
	Overlaps SSS	
	Overlaps SEG	
	Overlaps LN	
	Overlaps LN	
<b>✓</b>	Overlaps Conservation Are	
	Overlaps Listed Buildin	
	Overlaps Strat. Employment buffe	
	Overlaps Public Right of Wa	
	Overlaps SFRA Flood Zon	

Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination

Overlaps Minerals Safeguarded
Overlaps Minerals Safeguarded 100m

### 5110 Springfield Iron Works, Bagley Lane, Farsley

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	

Boundaries

Description

### 5114 Land And Premises Opposite 60 To 68, Half Mile Lane, Stanningley, Pudsey

Site Details							
Easting	422547	Northing	435105	Site area ha	0.3	SP7	Main Urban Area Infill
HMCA	Outer West				Ward	Bramley a	nd Stanningley
					<u>'</u>	<u>'</u>	
Site Cha	racteristi	cs					
Site type	Greenfield						
On-site lan	d uses - Nor	ne					
Adjacent la	nd uses - No	one					
Other land	uses - None						
Topograph	ıv				Landscape		

Road front

### **Greenbelt Assessment - Not Required**

### 1. Check the unresticted 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		
Do features provide bound		
Coalescence Conclusion		

### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary		
Does the site provide acces		
Does the site include local/i		
Areas of protected/unprote		
Site includes Grade 1, Grad		
Does the site contain buildi		
Are these buildings used for		
Encroachment Conclusion		

### 4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?		
Can development pres		
Character Conclusion		

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

**App Number** 

13/03007/FU

Proposal

Residential development for 6 pairs of semi-detached two

storey dwellings (12 new dwellings in total)

# 5114 Land And Premises Opposite 60 To 68, Half Mile Lane, Stanningley, Pudsey **SHLAA** conclusions Availability: Achievability: Suitability: 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

Decision

Α

% of site

100

### Spatial relationships

<b>UDP Designations</b>		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy
---------------

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>✓</b>	

% overlap

### **Regeneration Areas**

Inner South RA	0.00
LB Corridor RA	100.00
EASEL RA	0.00
Aire Valley RA	0.00
West Leeds Gateway	0.00

### Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Bramley
Nearest train station distance (m)	1564.03
Nearest bus stop	8033
Nearest bus stop distance (m)	375.18
Agricultural classification	Urban
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Livik	

Overlaps Conservation Area
Overlaps Listed Building
Overlaps Strat. Employment buffer
Overlaps Public Right of Way
Overlaps SFRA Flood Zone
Overlaps EA Flood Zone
Overlaps HSE Major Hazard
Overlaps HSE Gas Pipeline
 Overlaps Pot. Contamination

Overlaps Minerals Safegua	rded
Overlaps Minerals Safeguarded 1	00m

### Land And Premises Opposite 60 To 68, Half Mile Lane, Stanningley, Pudsey

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
ouotamaziiti ouminary	
C	
Summary of reps	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
	planning permission or existing UDP allocation. Principle of residential development accepted

### 5118 Roker Lane, Hare Lane

Site Details								
Easting	422492	Northing	432134	Site area ha		0.4	SP7	Main Urban Area Infill
HMCA Outer West				Ward	Pudsey			

### **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 unresticted sprawl of large built up areas

Would development lead to/consti		
Would development result in an is		
Is the site well connected to the b		
Would development round off the		
Is there a good existing barrier be and the undeveloped land?		
Unrestricted Sprawl Conclusion		

### 2. Prevent neighbouring towns from merging

Would development lead		
Do features provide bound		
Coalescence Conclusion		

### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

### 4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?			
Can development pres			
Character Conclusion			

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

5118 I	Roker Lane, Hare Lane			
SHLAA conclu	usions			
Availability:	Suitabi	lity:	Achi	evability:
Summary of	f infrastructure provider commen	ts		
Highways Ag	Network Status			
Impact	Network Status			
Network Rail				
Network Kan				
Yorkshire Wa	ater			J
Treatment Wor				
Environment	Agency			
Constraints				
LCC				
Ecology suppor	t			
Faalaan harmad				
Ecology bounda	ан у			
Education com	ments			
Flood Risk				
Utilities				
Gas				
Electric				
Fire and Rescue	е			
Telecoms				
relecoms				
Other English Heritag	ie.			
Natural England	d			
Planning Hist		g more than 50% of the site		0. 5 11
App Number	Proposal		Decision	% of site

### 5118 Roker Lane, Hare Lane

### Spatial relationships

0.00	% overlap
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>✓</b>	

% overlap

### **Regeneration Areas**

Inner South RA	0.00
LB Corridor RA	100.00
EASEL RA	0.00
Aire Valley RA	0.00
West Leeds Gateway	0.00

### Other Spatial Relationship

LCC ownership % 0.00

Nearest train station	N	lew Pudsey
Nearest train station distance (	(m)	2560.48
Nearest bus s	top	9562
Nearest bus stop distance (	(m)	86.43

### Agricultural classification Urban

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	

Overlaps Minerals Safeguarded
Overlaps Minerals Safeguarded 100m

### 5118 Roker Lane, Hare Lane

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
Summary of reps	
Comments on phasing	
comments on priasing	
DDD All II	1
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
Site with current or recently expired	d planning permission or existing UDP allocation. Principle of residential development accepted

### 5119 Ingham's Avenue, Waterloo Mount & Grove

Site Details							
Easting	420983	Northing	433463	Site area ha	1	SP7	Main Urban Area Infill
HMCA Outer West Wa			Ward	Pudsey			
Site Characteristics							
Site type Brownfield  On-site land uses - None							

Adjacent land uses - None

Other land uses - None

Boundaries Road front	Topography	Landscape	
	Boundaries	Road front	

Descri	ption

### **Greenbelt Assessment - Not Required**

### 1. Check the unresticted 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	i	
Do features provide boundaries to contain the development?			
	Coalescence Conclusion		

### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	1	
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  $\frac{1}{2}$ 

5119	Ingham's Avenue, Waterloo Mour	nt & Grove
SHLAA cond	clusions	
Availability	: Suitabil	lity: Achievability:
Summary	of infrastructure provider commen	its
Highways A		
Impact	Network Status	
Network Ra	oil .	
Network R	211	
Yorkshire V	Vater	
Treatment W	orks	
Environme	nt Agency	
Constraints		
LCC		
Ecology supp	ort	
Ecology bour	ndary	
Education co	mments	
Flood Risk		
Utilities		
Gas		
Electric		
Fire and Reso	:ue	
Telecoms		
Other		
English Herita	age	
Natural Engla	ind	

Planning History	Applications since 1/1/2009, covering more than 50% of the site			
App Number	Proposal	Decision	% of site	
11/01313/COND	Consent, agreement or approval required by conditions 3, 4, 5, 6, 9, 10, 14, 16, 17, 18, 19 and 22 of Planning Application 10/04705/FU	Α	100	

5119 Ingh	nam's Avenue, Waterloo Mount & Grove			
11/9/00067/MOD	Erection of 45 affordable dwellings with associated parking NON MATERIAL AMENDMENT TO 10/04705/FU Change in finished floor levels to plots 13, 14, 18, 19, 22, 23, 26 and 27; solar pvs added to appropriate facing roof slope elevations	M01	100	
10/04705/FU	Erection of 45 affordable dwellings with associated parking	Α	100	
12/01601/COND	Consent, agreement or approval required by condition 6 of Planning Application 10/04705/FU	Α	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	

### **Core Strategy**

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>✓</b>	

### **Regeneration Areas**

Inner South RA	0.00	% overlap
LB Corridor RA	100.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

### Other Spatial Relationship

Overlaps N37 SLA Sch. Ancient Mon.

LCC ownership	99.98	
Nearest train station	N	lew Pudsey
Nearest train station distance (	855.10	
Nearest bus s	10712	
Nearest bus stop distance (	129.06	

0.00

### Agricultural classification Urban

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	

	Overlaps Minerals Safeguarded
Overl	aps Minerals Safeguarded 100m

3	
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	$\overline{\Box}$
Overlaps HSE Gas Pipeline	$\overline{\Box}$
Overlaps Pot. Contamination	<b>✓</b>
Overlaps Minerals Safeguarded	Г

### 5119 Ingham's Avenue, Waterloo Mount & Grove

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
, , ,	
Summary of reps	
Juninary of Teps	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
	planning permission or existing UDP allocation. Principle of residential development accepted

### 5120 Whitecote Hill LS13

Site Deta	ails						
Easting	423906	Northing	435504	Site area ha	0.2	SP7	Main Urban Area Infill
HMCA	Outer West		Ward	Bramley	and Stanningley		

### **Site Characteristics**

Cita tuna	Brownfield
Site type	DIOWITIEIO

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	

_	
Descri	ntion
DESCHI	puon

### **Greenbelt Assessment - Not Required**

### 1. Check the unresticted sprawl of large built up areas

Would development lead to/cons	titue ribbon development?	
Would development result in an i	solated development?	
Is the site well connected to the		
Would development round off the settlement?		
Is there a good existing barrier between the existing urban area and the undeveloped land?		
Unrestricted Sprawl Conclusion		

### 2. Prevent neighbouring towns from merging

Would development lead	to physical connection of settlements?	
Do features provide boundaries to contain the development?		
Coalescence Conclusion		

### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area		
Does the site provide access to the countryside		
Does the site include local/		
Areas of protected/unprote		
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

10/00887/FU

5120 Whit	tecote Hill LS13			
SHLAA conclusions				
Availability:	Suitability:	Ad	chievability:	
Summary of inf	rastructure provider comments			
I II alaanaa Aaraa				
Highways Agency	Network Status			
Network Rail				
Yorkshire Water				
Treatment Works				
Environment Age	nov			
Constraints	nicy			
	,			
LCC				
Ecology support				
Ecology boundary				
Leology bournaary				
Education comments	S			
Flood Risk				
<b>Utilities</b> Gas				
Ods				
Electric				
Fire and Rescue				
T-1				
Telecoms				
Othor				
Other English Heritage				
Natural England				
Planning History	Applications since 1/1/2009, covering mo	re than 50% of the site		
App Number	Proposal	Decision	% of site	

Change of use including part demolition and part new roof of public house to childrens play centre with residential above

Α

88

# 5120 Whitecote Hill LS13 12/03440/COND Consent, agreement or approval required by conditions 2, 3, 6 and 10 of Planning Application 24/97/03/FU A 99

### Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

## Core Strategy

Main Urban Area	100.00	% overla
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

### **Regeneration Areas**

Inner South RA	0.00	% overlap
LB Corridor RA	100.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

### Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Bramley
Nearest train station distance (m)	1088.33
Nearest bus stop	7142
Nearest bus stop distance (m)	47.40

### Agricultural classification Urban

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	$\overline{\Box}$
Overlaps Pot. Contamination	$\overline{\Box}$
Overlaps Minerals Safeguarded	

Overlaps Minerals Safeguarded
Overlaps Minerals Safeguarded 100m

### 5120 Whitecote Hill LS13

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	]
ouotamazinty ourinnary	
C	]
Summary of reps	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
	d planning permission or existing UDP allocation. Principle of residential development accepted

### 5135 Musgrave House Crawshaw Road Pudsey

Site Details							
Easting	422316	Northing	433049	Site area ha	0.4	SP7	Main Urban Area Infill
HMCA	Outer West				War	d Pudsey	
Site Characteristics							
Site type Brownfield							
On-site land uses							

Neighbouring land uses

Residential institution

Dwellings

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Former residential care home within well established residential area.

### **Greenbelt Assessment - Not Required**

### 1. Check the unresticted sprawl of large built up areas

Would development lead to/constit	tue ribbon development?	
Would development result in an iso		
Is the site well connected to the bu	uilt up area?	
Would development round off the		
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		
Do features provide bound		
Coalescence Conclusion		

### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

**Encroachment Conclusion** 

### 4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?		
Can development pres		
Character Conclusion		

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

characteristics of openness and permanence				

# 5135 Musgrave House Crawshaw Road Pudsey **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 from Crawshaw Road 5 Local network comments OK given exisitng use and scale of development 5 Total score Mitigation measures 15 Highways site support 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**

# 5135 **Musgrave House Crawshaw Road Pudsey** 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
N34 PAS	0.00
RL1 Rural Land	0.00
N1 Greenspace	0.00
N1A Allotments	0.00
N5 Open Space	0.00
N6 Playing Pitch	0.00
N8 Urban Green Corridor	0.00
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
<u> </u>	

% overlap

Core Strategy	
Main Urhan Area	100.00

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>V</b>	

% overlap

### **Regeneration Areas**

Inner South RA	0.00
LB Corridor RA	100.00
EASEL RA	0.00
Aire Valley RA	0.00
West Leeds Gateway	0.00

### Other Spatial Relationship

LCC ownership	97.89	
Nearest train station		lew Pudsey
Nearest train station distance (		1724.63
Nearest bus s		10887
Nearest bus stop distance (m)		176.46
ivearest bus stop distance (	(111)	1/0.40

Agricultural	classification	Urban
rigilicultulul	Glassification	Olbuil

est

### 5135 Musgrave House Crawshaw Road Pudsey

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	Ē
Overlaps HSE Major Hazard	F
Overlaps HSE Gas Pipeline	П
Overlaps Pot. Contamination	П
Overden a Minanala Cafe manda	
Overlaps Minerals Safeguarde	
Overlaps Minerals Safeguarded 100	m

### 5135 Musgrave House Crawshaw Road Pudsey

Conclusions	
Issues and Options Summary	
Good brownfield housing site within	n an established residential area within walking distance of Pudsey Town Centre.
Site affects others?	
No	
Sustainability summary	
Summary of reps	
Comments on phasing	
DPP Allocation	
Preferred housing allocation	
DPP Allocation Conclusion	
Good brownfield housing site within	n an established residential area within walking distance of Pudsey Town Centre.

### 5136 Hillside Reception Centre Leeds and Bradford Road Bramley

Site Deta	ails						
Easting	423435	Northing	435383	Site area ha	0.7	SP7	Main Urban Area Infill
HMCA	Outer West				Ward	Bramley an	nd Stanningley
Site Characteristics							
Site type	Brownfield						

Residential institution

On-site land uses

Neighbouring land uses

Dwellings

Other land uses - None

Topography	Flat and sloping	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Former reception centre for asylum seekers. Brownfield site in existing residential area.

### **Greenbelt Assessment - Not Required**

### 1. Check the unresticted 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		
Do features provide bound		
Coalescence Conclusion		

### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

### 4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	

Character Conclusion

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

characteristics of openness and permanence					

# 5136 Hillside Reception Centre Leeds and Bradford Road Bramley **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 from improved existing access points 5 Local network comments OK given exisitng use and scale of development 5 Total score Mitigation measures 15 Highways site support Contingent on other sites Contingent on other sites **Highways Agency Network Status** Impact **Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Ecology support Supported Supported (Green) Ecology boundary **Education comments**

# Flood Risk Utilities Gas Electric Fire and Rescue Other English Heritage Natural England Planning History Applications since 1/1/2009, covering more than 50% of the site

### Spatial relationships

**App Number** 

<b>UDP Designations</b>		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

**Proposal** 

Core Strategy	

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>V</b>	

Decision

% of site

% 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

### Other Spatial Relationship

LCC ownership %	99.99
Nearest train station	Bramley
Nearest train station distance (m)	1095.86
Nearest bus stop	5805
Nearest bus stop distance (m)	56.33

Agricultural classification Urban

### 5136 Hillside Reception Centre Leeds and Bradford Road Bramley

### 5136 Hillside Reception Centre Leeds and Bradford Road Bramley

Conclusions	
Issues and Options Summary	
Brownfield site within existing reside	ential area which would be well suited to residential use.
Site affects others?	
No.	
Sustainability summary	
Summary of reps	
Comments on phasing	
DPP Allocation	
Preferred housing allocation	
DPP Allocation Conclusion	
	ential area which would be well suited to residential use.

### 5159 Land at Arthur Street Stanningley

Site Details								
Easting	422456	Northing	434741	Site area ha		1.4	SP7	Main Urban Area Infill
HMCA	MCA Outer West			Ward	Bramley an	d Stanningley		

### **Site Characteristics**

Site type Brownfield

On-site land uses

Storage

Manufacturing and Wholesale

Neighbouring land uses

Education

Dwellings

Manufacturing and Wholesale

Storage

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description

Brownfield site occupied by a number of different employment businesses, located within an area of mixed uses including a school to the east.

### **Greenbelt Assessment - Not Required**

### 1. Check the unresticted 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

	3	
Would development lead		
Do features provide bound		
Coalescence Conclusion		

### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

### 4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	

Character Conclusion

5159 Land at Arthur Street Stanningley								
Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence								
SHLAA con	clusions							
Availability:		Suitability	<i>y</i> :	Achievability:				
Summary	of infrastructure	provider comments						
Highways	Agency							
Impact No	material impact	Network Status	No objection					
Network R	ail							
Yorkshire '	Water							
Treatment V	/orks							
Environme	nt Agency							
Constraints								
LCC								
Ecology supported -								
Ecology bou	ndary							
Education co	omments							
Flood Risk								
	I Risk = Low (FZ1). Surf	face water flood risk = Lo	DW.					
Utilities								
Gas								
Electric								
Fire and Res	cue							
Telecoms								
Other								
English Herit	rage							
Natural Engl	and							

#### 5159 Land at Arthur Street Stanningley

J ,	., .		
App Number	Proposal	Decision	% of site
12/04239/OT Outline application for residential development		w	76

#### Spatial relationships

<b>UDP Designations</b>		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

#### Core Strategy

Main Urban Area	100.00	% overla
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>✓</b>	

#### **Regeneration Areas**

	Inner South RA	0.00	% overla
	LB Corridor RA	100.00	
	EASEL RA	0.00	
	Aire Valley RA	0.00	
j	West Leeds Gateway	0.00	

#### Other Spatial Relationship

LCC ownership	0.05	
Nearest train station	N	lew Pudsey
Nearest train station distance (	(m)	1391.84
Nearest bus s	11193	
Nearest bus stop distance (	(m)	140.72

#### Agricultural classification Urban

Overlaps SSSI				
Overlaps SEGI				
Overlaps LNA				
Overlaps LNR				
Overlaps Conservation Area				
Overlaps Listed Building				
Overlaps Strat. Employment buffer				
Overlaps Public Right of Way	<b>✓</b>			
Overlaps SFRA Flood Zone				
Overlaps EA Flood Zone				
Overlaps HSE Major Hazard				
Overlaps HSE Gas Pipeline				
Overlaps Pot. Contamination	<b>✓</b>			
Overlaps Minerals Safeguarde	ad			
Overlaps Minerals Safeguarded 100				
Overlaps willerars safeguarded 100111				

Overlaps Minerals Safeguarded
Overlaps Minerals Safeguarded 100m

#### 5159 Land at Arthur Street Stanningley

Conclusions	
Issues and Options Summary	
Brownfield site may be suited to so appearance of site and potentially a	me residential uses although would lead to loss of existing businesses. Redevelopment would improve menity for neighbouring uses.
Site affects others?	
Sustainability summary	
Summary of reps	
Comments on phasing	
DPP Allocation	
Preferred housing allocation	
DPP Allocation Conclusion	
Brownfield site suitable for resident	al development.

#### **HLA24044 Oddy's Yard Town Street LS12**

Easting 426674 Northing 433464 Site area ha 0.1 SP7 Main Urban Area Infill  HMCA Outer West Ward Armley	Site Details							
HMCA Outer West Ward Armley	Easting	426674	Northing	433464	Site area ha	0.1	SP7	Main Urban Area Infill
	HMCA	Outer West				Ward	Armley	

#### **Site Characteristics**

Site type Brownfield

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topogra	phy	Landscape	
Bounda	es	Road front	

Description

#### **Greenbelt Assessment - Not Required**

#### 1. Check the unresticted sprawl of large built up areas

Would development lead to/cons	titue ribbon development?			
Would development result in an i	Would development result in an isolated development?			
Is the site well connected to the built up area?				
Would development round off the settlement?				
Is there a good existing barrier between the existing urban area and the undeveloped land?				
Unrestricted Sprawl Conclusion				

#### 2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?				
Do features provide boundaries to contain the development?				
Coalescence Conclusion				

#### 3. Assist in safeguarding the countryside from encroahment

or receive in our egual unity the country of the received in our can interest	
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				

HLA24044 Oddy's Yard Town Street LS12				
SHLAA conclusions				
Availability:	Suitability:	Achievability:		
Summary of infra	astructure provider comments			
Highways Agency				
Impact	Network Status			
Network Rail				
Yorkshire Water				
Treatment Works				
<b>Environment Agen</b> Constraints	су			
LCC	1			
Ecology support				
Ecology boundary				
Education comments				
Flood Risk				
	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 mor	e than 50% of the site		

Flairling History	Applications since in 1/2009, covering more than 50 % of the site				
App Number	Proposal	Decision	% of site		
14/9/00019/MOD	Erection of one block of 5 houses and one 3 storey block of 1 house and 3 flats with car parkingNON MATERIAL AMENDMENT of 08/01974/FIT for repositioning of bin	M01	100		

#### **HLA24044 Oddy's Yard Town Street LS12**

store, new door and addition of roof lights

#### Spatial relationships

<b>UDP Designations</b>		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

#### **Core Strategy**

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>✓</b>	

% overlap

#### **Regeneration Areas**

Inner South RA	0.00
LB Corridor RA	100.00
EASEL RA	0.00
Aire Valley RA	0.00
West Leeds Gateway	100.00

#### Other Spatial Relationship

LCC ownership	5.23	
Nearest train station		Burley Park
Nearest train station distance (r	m)	2107.39
Nearest bus st	ор	10837
Nearest bus stop distance (r	m)	27.38

	Overlaps SSSI
	Overlaps SEGI
	Overlaps LNA
	Overlaps LNR
<b>✓</b>	Overlaps Conservation Area
	Overlaps Listed Building
	Overlaps Strat. Employment buffer
	Overlaps Public Right of Way
	Overlaps SFRA Flood Zone
	Overlaps EA Flood Zone
	Overlaps HSE Major Hazard
	Overlaps HSE Gas Pipeline
<b>~</b>	Overlaps Pot. Contamination
h'	Overlaps Minerals Safeguard

Nearest bus stop distance (m)	27.38
Agricultural classification	Urban
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	✓
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<b>✓</b>
Overlaps Minerals Safeguard	ed
Overlaps Minerals Safeguarded 100	)m

#### **HLA24044 Oddy's Yard Town Street LS12**

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	d planning permission or existing UDP allocation. Principle of residential development accepted

#### **HLA24046 Brown Cow Ph Stanningley Rd Pudsey**

Site Details								
Easting	423403	Northing	434596	Site area ha	0.2	SP7	Main Urban Area Infill	
HMCA	Outer West				Ward	ard Bramley and Stanningley		
Site Characteristics								
Site type	Brownfield							

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	

Descri	ipti	on	

#### **Greenbelt Assessment - Not Required**

#### 1. Check the unresticted sprawl of large built up areas

Would development lead to/consti	itue ribbon development?	
Would development result in an is		
Is the site well connected to the b		
Would development round off the		
Is there a good existing barrier be and the undeveloped land?		
Unrestricted Sprawl Conclusion		

#### 2. Prevent neighbouring towns from merging

Would development lead		
Do features provide bound		
Coalescence Conclusion		

#### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

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		

HLA24046 Brown Cow Ph Stanningley Rd Pudsey				
SHLAA conclusions	3			
Availability:	Suitability:	Achievability:		
Summary of infr	astructure provider comments			
Highways Agency				
Impact	Network Status			
Network Rail	1			
Yorkshire Water				
Treatment Works				
Environment Agen	псу			
Constraints				
LCC				
Ecology support				
Ecology boundary	1			
Education comments	1			
Flood Risk				
	=			
<b>Utilities</b> Gas				
Electric				
Fire and Rescue	1			
Telecoms				
	=			
Other English Heritage				
Natural England				
Diameir - 11	Applications size - 4/4/0000	to the FOOV of the cite		
Planning History	Applications since 1/1/2009, covering mor	re man 30 % Of the site		

Planning History	Applications since 1/1/2009, covering more than 50% of the site			
App Number	Proposal	Decision	% of site	
09/01779/FU	Laying out of access and erection of one three storey block of 12 three bedroom flats, with undercroft car parking and one three storey block of 6 two bedroom flats, with surface		100	

#### **HLA24046 Brown Cow Ph Stanningley Rd Pudsey**

% overlap

car parking

#### 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		
Sch. Ancient Mon.	0.00	

#### **Core Strategy**

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>~</b>	

% overlap

#### **Regeneration Areas**

Inner South RA	0.00
LB Corridor RA	100.00
EASEL RA	0.00
Aire Valley RA	0.00
West Leeds Gateway	0.00

#### Other Spatial Relationship

LCC ownership %		0.00
Nearest train station		Bramley
Nearest train station distance (m)		576.82
Nearest bus stop		12869
Nearest bus stop distance (m)		56.09
Agricultural classification		Urban
Overlaps S	SSI	

Overlaps SSSI	
Overlaps 3331	ш
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	

Overlaps Minerals Safeguarded
Overlaps Minerals Safeguarded 100m

#### **HLA24046 Brown Cow Ph Stanningley Rd Pudsey**

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	]
ouotamazinty ourinnary	
C	]
Summary of reps	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
	d planning permission or existing UDP allocation. Principle of residential development accepted

#### **HLA24048 Prospect House Fawcett Lne LS12**

Site Deta	ails						
Easting	426325	Northing	432185	Site area ha	0.1	SP7	Main Urban Area Infill
HMCA Outer West			Ward	Farnley and	Wortley		

#### **Site Characteristics**

Sita tuna	Miv 70.20
Site type	IVIIX /U.SU

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	

Descri	ntion
DESCHI	puon

#### **Greenbelt Assessment - Not Required**

#### 1. Check the unresticted sprawl of large built up areas

Would development lead to/cons			
Would development result in an i			
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 bound		
Coalescence Conclusion		

#### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary				
Does the site provide acces				
Does the site include local/national nature conservation areas (SSSIs				
Areas of protected/unprote				
Site includes Grade 1, Grad				
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 pres			
Character Conclusion			

# Outer West HLA24048

HLA24048 Prospect House Fawcett Lne LS12					
SHLAA conclusions					
Availability:	Suitability:	Achievability:			
Summary of infra	astructure provider comments				
Highways Agency					
Impact	Network Status				
Network Rail					
Yorkshire Water					
Treatment Works					
Environment Agend Constraints	<b>y</b>				
LCC					
Ecology support					
Ecology boundary					
Education comments					
Flood Risk					
Utilities					
Gas					
Electric					
Fire and Rescue					
Telecoms					
Other					
English Heritage					
Natural England					

Planning History	ning History Applications since 1/1/2009, covering more than 50% of the site				
App Number	Proposal	Decision	% of site		
13/02683/EXT	Extension of time period for planning permission 10/01833/EXT to demolish existing building and construct 12 flats in one 3 storey and one 4 storey block both with attic	Α	100		

# A 100 (Demolish existing building and construct 12 flats in one 3 storey and one 4 storey block both with attic accommodation and undercroft car parking and storage)

#### Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Main Urban Area 100.00 % overlap	Core Strategy		
Major Settlement 0.00	Main Urban Area	100.00	% overlap
Major Settlement 0.00	Major Settlement	0.00	
Minor Settlement 0.00	Minor Settlement	0.00	
Overlaps Urban Extension	Overlaps Urban Extension	<b>✓</b>	

Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

#### Other Spatial Relationship

LCC ownership %	0.25
Nearest train station	Cottingley
Nearest train station distance (m)	2365.48
Nearest bus stop	3541
Nearest bus stop distance (m)	195.37
Agricultural classification	Urban
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<b>✓</b>
Overlaps Minerals Safeguard	ed

Overlaps Minerals Safeguarded 100m

#### **HLA24048 Prospect House Fawcett Lne LS12**

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	]
ouotamazinty ourinnary	
C	]
Summary of reps	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
	d planning permission or existing UDP allocation. Principle of residential development accepted

#### **HLA24050 Vernon Place LS28**

Site Deta	ails						
Easting	422278	Northing	434517	Site area ha	0.1	SP7	Main Urban Area Infill
HMCA	Outer West				Ward	Bramley ar	nd Stanningley

#### **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 unresticted sprawl of large built up areas

Would development lead to/consti		
Would development result in an is		
Is the site well connected to the b		
Would development round off the		
Is there a good existing barrier be and the undeveloped land?		
Unrestricted Sprawl Conclusion		

#### 2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?			
Do features provide bound			
Coalescence Conclusion			

#### 3. Assist in safeguarding the countryside from encroahment

	,	
Strong defensible boundary		
Does the site provide acces		
Does the site include local/		
Areas of protected/unprote		
Site includes Grade 1, Grad		
Does the site contain buildings		
Are these buildings used fo		
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 West HLA24050 Vernon Place LS28 SHLAA** conclusions Availability: Suitability: Achievability: Summary of infrastructure provider comments **Highways Agency** Network Status Impact **Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Ecology support Ecology boundary **Education comments** Flood Risk Utilities Gas Electric

_	
Planning History	Applications since 1/1/2009, covering more than 50% of the site

App Number Proposal Decision % of site

09/9/00160/MOD Detached 4 storey block of 8 one bedroom flatsNON MATERIAL AMENDMENT: Building position moved 1m to the north west

Fire and Rescue

English Heritage

Natural England

Telecoms

Other

M01

93

#### HLA24050 Vernon Place LS28

12/01185/FU	Change of use of part of restaurant car park to hand car wash with container and hut to store equipment and provide	Α	99
10/03907/EXT	office  Extension of time for planning application 08/00023/FU for	A	93
12/03680/FU	detached 4 storey block of 8 one bedroom flats  Retrospective application for covered carport to be used as	A	92
12/02691/ADV	a valeting bay	Δ	02
12/03681/ADV	Retrospective application for four non-illuminated signs to hand car wash	Α	92

#### Spatial relationships

UDP	D :			
11111	1 1201	nn	аті	nne

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	
Sch. Ancient Mon.	0.00

#### **Core Strategy**

% overlap

% overla	100.00	Main Urban Area
	0.00	Major Settlement
	0.00	Minor Settlement
-	<b>V</b>	Overlaps Urban Extension

% overlap

#### **Regeneration Areas**

Inner South RA	0.00
LB Corridor RA	100.00
EASEL RA	0.00
Aire Valley RA	0.00
West Leeds Gateway	0.00

#### Other Spatial Relationship

LCC ownership	0.00
Nearest train station	lew Pudsey
Nearest train station distance	1162.79
Nearest bus s	12241
Nearest bus stop distance	99.66

#### Agricultural classification Urban

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<b>✓</b>
Overlaps Minerals Safeguarde	,4

Overlaps Minerals Safeguarded
Overlaps Minerals Safeguarded 100m

HLA24050 Vernon Place LS28

#### **HLA24050 Vernon Place LS28**

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 acce	pted

#### HLA24051 43 Carr Crofts LS12

Site Details								
Easting	426950	Northing	433391	Site area ha		0	SP7	Main Urban Area Infill
HMCA	MCA Outer West					Ward	Armley	

#### **Site Characteristics**

Cita tuna	Brownfield	
Site type	DIOWITTEIU	

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	

Descri	ntion
DESCHI	puon

#### **Greenbelt Assessment - Not Required**

#### 1. Check the unresticted sprawl of large built up areas

Would development lead to/cons	titue ribbon development?	
Would development result in an i	solated development?	
Is the site well connected to the	built up area?	
Would development round off the	e settlement?	
Is there a good existing barrier b and the undeveloped land?	etween the existing urban area	
Unrestricted Sprawl Conclusion		

#### 2. Prevent neighbouring towns from merging

Would development lead	to physical connection of settlements?	
Do features provide bound	daries to contain the development?	
Coalescence Conclusion		

#### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary	between site and urban area	
Does the site provide acces	s to the countryside	
Does the site include local/	national nature conservation areas (SSSIs	
Areas of protected/unprote	cted woodland/trees/hedgerows?	
Site includes Grade 1, Grad	e 2 or Grade 3a agricultural land?	
Does the site contain buildi	ngs	
Are these buildings used fo	r 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 pres	erve this character?	
Character Conclusion		

HLA24051 43 Cai	rr Crofts LS12		
SHLAA conclusions			
Availability:	Suitability:	Achieval	pility:
Summary of infra	structure provider comments		
Highways Agency Impact	Network Status		
Network Rail			
Yorkshire Water			
Treatment Works			
Environment Agend	у		
Constraints			
LCC			
Ecology support			
Ecology boundary			
200.095 200.100.5			
Education comments			
Flood Risk			
Utilities	1		
Gas			
Electric			
Fire and Rescue			
Telecoms	1		
Other			
English Heritage			
Natural England			
Planning History	Applications since 1/1/2009, covering more	than 50% of the site	

Flairing History	Applications since 1/1/2005, covering more than 50 /6 or the site			
App Number	Proposal	Decision	% of site	
11/03786/EXT	Extension of time for planning application 08/01848/FU for Demolition of existing building and erection of part 2.5 and part 3 storey block of 2 one had and 5 two had flats with	Α	98	

#### HLA24051 43 Carr Crofts LS12 detached bin and bike store, 0.9m high boundary to front and 7 parking spaces to rear. 11/03787/EXT Extension of time for planning application 08/02173/CA for 98 Conservation Area application for the demolition of vacant manufacturing unit 10/02363/OT Outline Application for demolition of an existing waste 99 transfer station and other commercial buildings to erect a retail superstore with car parking, petrol filling station/shop, three A1/A2/A3 units and public open space. 10/02364/CA Conservation Area Application for demolition of all buildings. W 99

#### Spatial relationships

<b>UDP Designations</b>	
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	1.00
Proposed Local Centre	0.00
Overlaps N37 SLA	
Sch. Ancient Mon.	0.00

### Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>✓</b>	

#### **Regeneration Areas**

% overlap

% overlap	0.00	Inner South RA
	100.00	LB Corridor RA
	0.00	EASEL RA
	0.00	Aire Valley RA
	100.00	West Leeds Gateway

#### Other Spatial Relationship

LCC ownership	% (	0.00
Nearest train station		Burley Park
Nearest train station distance		2023.61
Nearest bus s	• /	11961
Nearest bus stop distance	(m)	41.52
Agricultural classifica	tion	Urban
Overlaps S	SSI	
Overlaps S	EGI	
Overlaps I	_NA	
Overlaps I	NR	
Overlaps Conservation A	rea	<b>✓</b>
Overlaps Listed Building		
Overlaps Strat. Employment bu	ffer	
Overlaps Public Right of V	Nay	
Overlaps SFRA Flood Z	one	
Overlaps EA Flood Z	one	
Overlaps HSE Major Haz	ard	
Overlaps HSE Gas Pipe	line	
Overlaps Pot. Contamina	tion	

Overlaps Minerals Safeguarded
Overlaps Minerals Safeguarded 100m

HLA24051 43 Carr Crofts LS12

#### HLA24051 43 Carr Crofts LS12

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
ouotamaziity ouriimary	
C	
Summary of reps	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
	I planning permission or existing UDP allocation. Principle of residential development accepted

#### **HLA24051 Hisco Works Aston Mount LS13**

Site Deta	ails						
Easting	425057	Northing	434612	Site area ha	0.1	SP7	Main Urban Area Infill
HMCA	Outer West				Ward	Armley	
Site Cha	racteristic	cs					
Site type	Brownfield						

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Description

Topography	Landscape	
Boundaries	Road front	

#### **Greenbelt Assessment - Not Required**

#### 1. Check the unresticted 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 bound			
Coalescence Conclusion			

#### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

#### 4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?		
Can development pres		
Character Conclusion		

HLA24051 Hisco	Works Aston Mount LS13					
SHLAA conclusions						
Availability:	Suitability:		Achie	vability:		
Summary of infr	Summary of infrastructure provider comments					
Highways Agency						
Impact	Network Status					
	_					
Network Rail						
Yorkshire Water Treatment Works						
Environment Ager	псу					
Constraints						
1.00						
LCC Ecology support						
Ecology boundary						
E						
Education comments						
Flood Risk						
Utilities	1					
Gas						
Electric	7					
Electric						
Fire and Rescue						
Telecoms						
Other English Heritage						
Natural England						
Planning History	Applications since 1/1/2009, covering more t	than 50% of the site				
App Number	Proposal		cision	% of site		
11/02516/FU	Recladding to front			79		

#### **HLA24051 Hisco Works Aston Mount LS13**

11/02515/EXT

Extension of time for planning application /08/02718/FU for 2 storey block of 4 two bedroom flats with fifth two bed flat in

Α

96

#### Spatial relationships

<b>UDP Designations</b>		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

#### Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>✓</b>	

#### **Regeneration Areas**

Inner South RA	0.00	% overlap
LB 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		Bramley
Nearest train station distance (m)		1122.78
N		4 40 7 0

Nearest train station distance (m) 1122.78

Nearest bus stop 14372

Nearest bus stop distance (m) 209.73

#### Agricultural classification Urban

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	<b>✓</b>
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<b>V</b>
Overlana Minarala Cafarvandad	

Overlaps Minerals Safeguarded
Overlaps Minerals Safeguarded 100m

#### **HLA24051 Hisco Works Aston Mount LS13**

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 acce	pted

#### HLA24051 30 Tower Lane LS12

Site Details								
Easting	426128	Northing	433729	Site area ha		0.1	SP7	Main Urban Area Infill
HMCA	Outer West					Ward	Armley	

#### **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 unresticted sprawl of large built up areas

Would development lead to/cons	titue ribbon development?		
Would development result in an i			
Is the site well connected to the built up area?			
Would development round off the			
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 bound		
Coalescence Conclusion		

#### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary		
Does the site provide acces		
Does the site include local/		
Areas of protected/unprote		
Site includes Grade 1, Grad		
Does the site contain buildi		
Are these buildings used fo		
Encroachment Conclusion		

#### 4. Preserve the setting and special character of historic towns

Site within/adjacent to	conservation area/listed building/historical features?	
Can development pres		
Character Conclusion		

Proposal

for Erection of 5 town houses

Extension of time for planning application P/08/06161/FU

10/01508/EXT

# HLA24051 30 Tower Lane LS12 **SHLAA** conclusions Availability: Suitability: Achievability: Summary of infrastructure provider comments **Highways Agency** Network Status Impact **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** Decision

% of site

100

Α

#### HLA24051 30 Tower Lane LS12

#### Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

#### Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>✓</b>	

% overlap

#### **Regeneration Areas**

Inner South RA	0.00
LB Corridor RA	100.00
EASEL RA	0.00
Aire Valley RA	0.00
West Leeds Gateway	0.00

#### Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Headingley
Nearest train station distance (m)	2204.61
Nearest bus stop	1816
Nearest bus stop distance (m)	141.82
Agricultural classification	Urban
Overlana CCCI	1 —
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	<u> </u>
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<b>✓</b>
Overlaps Minerals Safeguard	led

Overlaps Minerals Safeguarded 100m

#### HLA24051 30 Tower Lane LS12

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	d planning permission or existing UDP allocation. Principle of residential development accepted

#### HLA24052 249 Pudsey Road LS13

Site Deta	ails						
Easting	424901	Northing	433459	Site area ha	0.1	SP7	Main Urban Area Infill
HMCA Outer West		Ward	Farnley and	Wortley			

#### **Site Characteristics**

C!1 - 1	Greenfield
SITE TUNE	I - PANTIAIN

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	

_	
Descri	ntion
DESCHI	puon

#### **Greenbelt Assessment - Not Required**

#### 1. Check the unresticted sprawl of large built up areas

Would development lead to/consti		
Would development result in an is		
Is the site well connected to the b		
Would development round off the		
Is there a good existing barrier be and the undeveloped land?		
Unrestricted Sprawl Conclusion		

#### 2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?		
Do features provide bound		
Coalescence Conclusion		

#### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary		
Does the site provide acces		
Does the site include local/		
Areas of protected/unprote		
Site includes Grade 1, Grad		
Does the site contain buildings		
Are these buildings used fo		
Encroachment Conclusion		

#### 4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?		
Can development pres		
Character Conclusion		

**Proposal** 

Block of 5 two bedroom terrace houses with car parking

09/00599/FU

## HLA24052 249 Pudsey Road LS13 **SHLAA** conclusions Availability: Suitability: Achievability: Summary of infrastructure provider comments **Highways Agency** Network Status Impact **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 Decision **App Number** % of site

Α

100

#### HLA24052 249 Pudsey Road LS13

12/02323/EXT

Extension of time period for planning permission 09/00599/FU Block of 5 two bedroom terrace houses with car parking

Α

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	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		
Sch. Ancient Mon.	0.00	

Core	Strategy	

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>✓</b>	

#### **Regeneration Areas**

Inner South RA	0.00	% overlap
LB Corridor RA	100.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

#### Other Spatial Relationship

LCC ownership %	0.00
No great train station	Duamalau
Nearest train station	Bramley
Nearest train station distance (m)	1348.35
Nearest bus stop	11583
Nearest bus stop distance (m)	104.25

#### Agricultural classification Urban

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	<b>✓</b>
Overlaps EA Flood Zone	<b>✓</b>
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	<b>✓</b>
Overlaps Pot. Contamination	<b>✓</b>
Overlaps Minerals Safeguarded	
	- Ш

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	<b>✓</b>
Overlaps EA Flood Zone	<b>✓</b>
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	<b>✓</b>
Overlaps Pot. Contamination	<b>✓</b>
Overlaps Minerals Safeguarded	
Overlans Minerals Safeguarded 100m	

#### HLA24052 249 Pudsey Road LS13

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
Summary of reps	
Summary of Teps	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
	planning permission or existing UDP allocation. Principle of residential development accepted

#### HLA24052 Hayley's Yard, Upper Town Street Bramley

Site Details								
Easting	424189	Northing	435368	Site area ha	0.2	SP7	Main Urban Area Infill	
HMCA	Outer West				Ward	Bramley an	d Stanningley	
	racteristic Brownfield	es						
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 unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?				
Would development result in an isolated development?				
Is the site well connected to the built up area?				
Would development round off the settlement?				
Is there a good existing barrier between the existing urban area and the undeveloped land?				
Unrestricted Sprawl Conclusion				

#### 2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?					
Do features provide boundaries to contain the development?					
Coalescence Conclusion					

#### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

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				

09/02571/FU

HLA24052 Hayle	y's Yard, Upper Town Street Bra	amley			
SHLAA conclusions					
Availability:	Suitability:		Achi	ievability:	
Summary of infra	structure provider comments				
Highways Agency					
Impact	Network Status				
					_
Network Rail					_
Yorkshire Water					
Treatment Works					4
F					
Environment Agend Constraints	<b>y</b>				٦
					_
LCC	1				
Ecology support					
Ecology boundary					_
	1				_
Education comments					7
Elect Dist					_
Flood Risk					٦
	1				_
<b>Utilities</b> Gas					
					7
Electric					_
Fire and Rescue					
Telecoms					
					_
Other					
English Heritage					7
	1				╛
Natural England					٦
Planning History	Applications since 1/1/2009, covering mor	re than 50% of the site			
App Number	Proposal		Decision	% of site	

Change of use of workshop to form 4 two bed dwellings with associated parking and alterations to access

100

Α

HLA24052 Hayl	ey's Yard, Upper Town Street Bramley			
09/02567/FU	Demolition of outbuildings, laying out of access road and change of use of workshop to form 6 two bed houses.	Α	93	
11/02049/COND	Consent, agreement or approval required by conditions 2 and 4 of Planning Application 09/02570/LI	Α	93	
09/02572/LI	Listed Building Application for alterations including demolition of existing warehouse and outbuildings and to form four 2 bedroom dwellings	Α	98	
12/03107/FU	Variation of conditions 3, 4, 5, 12, 13, 16, 17 and 18 and delete conditions 7 and 9 of application 09/02571/FU (Change of use of workshops to form 4 dwellings with associated parking and alterations to access)	A	85	
12/03098/FU	Variation of conditions 3, 4, 5, 7, 10, 11, 15, 16, 17, 18, 19 and 20 of planning application 12/01101/FU	Α	85	
09/02332/CA	Conservation Area Application for demolition of existing warehouse and outbuildings	Α	93	
09/04521/CA	Conservation Area Application for the demolish existing warehouse and outbuildings and construct 3 bed dwelling including parking		92	
11/04267/FU	Amendment to approval 09/02571/FU (Change of use of workshop to form 4 two bed dwellings with associated parking and alterations to access) for addition of patio doors to rear of houses	R	73	
11/04265/LI	Listed Building application for amendment to approval 09/02572/LI (Listed Building Application for alterations including demolition of existing warehouse and outbuildings and to form four 2 bedroom dwellings) for addition of patio doors to rear of houses	R	73	
11/02050/COND	Consent, agreement or approval required by conditions 3, 4, 5, 7, 9, 12, 13, 17, 18, 19 and 20 of Planning Application 09/02567/FU	SPL	93	
09/04520/FU	Demolition of existing warehouse and outbuildings and replace with one detached 3 bedroom dwelling including alterations to access and parking	Α	92	
09/02570/LI	Listed Building Application to demolish outbuildings, laying out of access road and conversion of workshop to form 6 two bed houses	Α	93	
09/02333/FU	Demolition of existing warehouse and outbuildings and replace with two detached 3 bedroom dwellings including alterations to access and parking	W	93	
13/03313/LI	Retrospective Listed Building Application for the installation of four external light fittings to front	Α	83	
12/01101/FU	Variation of condition 20 of planning approval 09/02567/FU (revised highways circulation)	Α	83	

Spat	ial re	alatic	nnshi	ns

**UDP Designations** 

**Core Strategy** 

## HLA24052 Hayley's Yard, Upper Town Street Bramley

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		
Sch. Ancient Mon.	0.00	

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>✓</b>	

## **Regeneration Areas**

Inner South RA	0.00	% overlap
LB Corridor RA	100.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

## Other Spatial Relationship

LCC ownership %	0.96
Nearest train station	Bramley
Nearest train station distance (m)	980.46
Nearest bus stop	1477
Nearest bus stop distance (m)	91.83
Agricultural classification L	Jrban
Overlaps SSSI	
Overlaps SEGI	Ħ
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	<ul><li>✓</li><li>✓</li></ul>
Overlaps Listed Building	<b>✓</b>
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	$\overline{\Box}$
Overlaps Pot. Contamination	<u>~</u>
Overlaps Minerals Safeguarde	d
Overlaps Minerals Safeguarded 100n	n _

## HLA24052 Hayley's Yard, Upper Town Street Bramley

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
ouotamaziiti ouminary	
C	
Summary of reps	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
	planning permission or existing UDP allocation. Principle of residential development accepted

#### HLA24054 The Former Barleycorn, 114 Town Street, Armley, Leeds

Site Details							
Easting	426585	Northing	433523	Site area ha	0.1	SP7	Main Urban Area Infill
HMCA	Outer West			1	Ward	Armley	
Site Cha	racteristi	cs					
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 unresticted 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		
Do features provide bound		
Coalescence Conclusion		

#### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

#### 4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?		
Can development pres		
Character Conclusion		

11/03369/COND

# HLA24054 The Former Barleycorn, 114 Town Street, Armley, Leeds **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

Α

100

Consent, agreement or approval required by conditions 3, 4

and 8 of Planning Application 10/05776/FU

HLA24054 The Former Barleycorn, 114 Town Street, Armley, Leeds					
10/05776/FU	Change of use of public house to form five one bedroom and three two bedroom flats including part three storey and part first floor extensions to rear	Α	100		
12/01097/FU	Amendment to planning permission 10/05776/FU (Change of use of public house to form five one bedroom and three two bedroom flats including part three storey and part first floor extensions to rear) involving second floor extension to stairwell	Α	100		

#### Spatial relationships

שטט	Designa	tions

	_
0.00	% overlap
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00

## **Core Strategy**

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

## **Regeneration Areas**

Inner South RA	0.00	% overlap
LB Corridor RA	100.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	100.00	

## Other Spatial Relationship

LCC ownership	0.00	
Nearest train station		Burley Park
Nearest train station distance (	m)	2113.06
Nearest bus st	top	3750
Nearest bus stop distance (	m)	35.23

#### Agricultural classification Urban

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	<b>✓</b>
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<b>✓</b>
Overlaps Minerals Safeguarded	1 _

L	
	Overlaps Minerals Safeguarded
	Overlaps Minerals Safeguarded 100m

## HLA24054 The Former Barleycorn, 114 Town Street, Armley, Leeds

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
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C	
Summary of reps	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
	planning permission or existing UDP allocation. Principle of residential development accepted

Topography

#### HLA24054 Former Lord Cardigan Public House, Hough Lane, Bramley, Leeds

Site Deta	Site Details						
Easting	424570	Northing	435106	Site area ha	0.2	SP7	Main Urban Area Infill
HMCA	Outer West				Ward	Bramley ar	nd Stanningley
Mard Bramley and Stanningley  Site Characteristics  Site type Brownfield  On-site land uses - None  Adjacent land uses - None							

Boundaries	Road front	
Description		

Landscape

#### **Greenbelt Assessment - Not Required**

#### 1. Check the unresticted 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	i
Do features provide bound	
Coalescence Conclusion	

#### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary		
Does the site provide acces	s to the countryside	
Does the site include local/	national nature conservation areas (SSSIs	
Areas of protected/unprote		
Site includes Grade 1, Grad		
Does the site contain buildi		
Are these buildings used fo		
Encroachment Conclusion		

Encroachment Conclusion

#### 4. Preserve the setting and special character of historic towns

Site within/adjacent to	
Can development pres	
Character Conclusion	

# HLA24054 Former Lord Cardigan Public House, Hough Lane, Bramley, Leeds **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 11/01971/FU Demolition of public house and erection of 8 dwellings in two Α 100

terraces with new access, parking and landscaping

#### HLA24054 Former Lord Cardigan Public House, Hough Lane, Bramley, Leeds

#### Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy
Joi J Juliangy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>✓</b>	

% overlap

## **Regeneration Areas**

Inner South RA	0.00
LB Corridor RA	100.00
EASEL RA	0.00
Aire Valley RA	0.00
West Leeds Gateway	0.00

## Other Spatial Relationship

0.00	LCC ownership %		
Bramley	Nearest train station		
926.32	Nearest train station distance (m)		
398	Nearest bus stop		
83.15	Nearest bus stop distance (m)		
Urban	Agricultural classification		
	Overlaps SSS		
	Overlaps SEG		
	Overlaps LNA		
	Overlaps LNF		
	Overlaps Conservation Area		
lп	Overlaps Listed Building		
_	0 1 0 1 5 1 11 6		

Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<b>✓</b>
Overlaps Minerals Safeguarded	
Overlaps Minerals Safeguarded 100m	

Overlaps Minerals Safeguarded
Overlaps Minerals Safeguarded 100m

## HLA24054 Former Lord Cardigan Public House, Hough Lane, Bramley, Leeds

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	]
ouotamazinty ourinnary	
C	]
Summary of reps	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
	d planning permission or existing UDP allocation. Principle of residential development accepted

Boundaries

Description

#### HLA24054 Royal Oak, 40 Silver Royd Hill, Wortley, Leeds, LS12 4QQ

Site Details								
Easting	425907	Northing	432998	Site area ha	0.1	SP7	Main Urban Area Infill	
HMCA	Outer West				Ward	Farnley and	Wortley	
	racteristic Brownfield	cs						
On-site land uses - None								
Adjacent land uses - None								
Other land uses - None								
Topography Landscape								

Road front

## Greenbelt Assessment - Not Required

#### 1. Check the unresticted 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	i	
	Do features provide boundaries to contain the development?		
Coalescence Conclusion			

#### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

#### 4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?					
Can development pres					
Character Conclusion					

HLA24054 Royal	Oak, 40 Silver Royd Hill, Wortley, Leeds, LS	612 4QQ	
SHLAA conclusions			
Availability:	Suitability:	Achievability:	
Summary of infra	astructure provider comments		
Highways Agency			
Impact	Network Status		
Network Rail			
Yorkshire Water			
Treatment Works			
Environment Agen	cy		
Constraints			
LCC			
Ecology support			
Ecology boundary			
	7		
Education comments			
Flood Risk			
Treed riien	1		
11411141			
<b>Utilities</b> Gas			
	1		
Electric			
	-		
Fire and Rescue			
Telecoms			
Other	1		
English Heritage			
Natural England			
Planning History	Applications since 1/1/2009, covering more than 50% of the state of th	ne site	

HLA24054 Royal Oak, 40 Silver Royd Hill, Wortley, Leeds, LS12 4QQ						
10/03384/FU	Three pairs of 2 bedroom semi-detached houses with associated parking and new vehicular access, including demolition of existing public house	R	100			
11/02431/OT	Three pairs of semi-detached houses with associated parking and new vehicular access, including demolition of existing public house	A	100			

#### Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

## Core Strategy

1		
% overlap	100.00	Main Urban Area
)	0.00	Major Settlement
<u></u>	0.00	Wajor Settlement
)	0.00	Minor Settlement
_		Overlaps Urban Extension
	•	·

## **Regeneration Areas**

Inner South RA	0.00	% overlap
LB Corridor RA	100.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	100.00	

## Other Spatial Relationship

LCC ownership %	0.27
Nearest train station	Bramley
Nearest train station distance (m)	2415.65
Nearest bus stop	12541
Nearest bus stop distance (m)	52.80

## Agricultural classification Urban

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	$\Box$
Overlaps HSE Gas Pipeline	<b>V</b>
Overlaps Pot. Contamination	<b>~</b>
Overlaps Minerals Safeguarded	l L
Overlaps Minerals Safeguarded 100m	

## HLA24054 Royal Oak, 40 Silver Royd Hill, Wortley, Leeds, LS12 4QQ

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	

Topography

#### HLA25033 Ross Studios, Rodley Lane, Rodley, Leeds

Site Details							
Easting	422177	Northing	436429	Site area ha	0.1	SP7	Main Urban Area Infill
HMCA	Outer West				Ward	Calverley a	and Farsley
Site Cha	racteristi	CS					
Site type Brownfield							
On-site land uses - None							
Adjacent land uses - None							
Other land uses - None							

Boundaries Road front  Description		•	
Description	Boundaries	Road front	
	Description		

Landscape

#### **Greenbelt Assessment - Not Required**

#### 1. Check the unresticted 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		
Do features provide boundaries to contain the development?		
Coalescence Conclusion		

#### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary	between site and urban area	
Does the site provide access to the countryside		
Does the site include local/national nature conservation areas (SSSIs		
Areas of protected/unprote		
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		

Encroachment Conclusion

#### 4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?		
Can development pres		
Character Conclusion		

# **Outer West** HLA25033 Ross Studios, Rodley Lane, Rodley, Leeds SHLAA conclusions Availability: Suitability: Achievability: Summary of infrastructure provider comments **Highways Agency** Network Status Impact **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	1	

English Heritage

Natural England

Diameina History	Applications since 1/1/2000, covering more than 50% of the site
Planning History	Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
12/9/00115/MOD	Change of use of photographic studio including extensions to 7 flats and one 6 bedroom house NON MATERIAL AMENDMENT to 11/02549/FU: Lower access door to rear	M01	100

#### HLA25033 Ross Studios, Rodley Lane, Rodley, Leeds

	elevation of 5 bed house		
10/05458/FU	Change of use including alterations and extension of former photographic studio to form 8 dwellings	W	100
12/02595/COND	Consent, agreement or approval required by conditions 3, 8, 9, 11, 12, 13, 14 and 18 of Planning Application 11/02549/FU	Α	100
11/02549/FU	Change of use of photographic studio including extensions to 7 flats and one 6 bedroom house	Α	100

#### Spatial relationships

## **UDP Designations**

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

## **Core Strategy**

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>✓</b>	

## **Regeneration Areas**

Inner South RA	0.00	% overlap
ITITIEL SOULT RA	0.00	76 Overlap
LB 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		lew Pudsey	
Nearest train station distance (m)		2365.89	
Nearest bus stop		10167	
Nearest bus stop distance (m)		65.31	

#### Agricultural classification Urban

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	<b>✓</b>
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	П
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	

Overlaps Minerals Saf	feguarded
Overlaps Minerals Safeguard	ded 100m

## HLA25033 Ross Studios, Rodley Lane, Rodley, Leeds

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
Summary of reps	]
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
	d planning permission or existing UDP allocation. Principle of residential development accepted

#### **HLA25031 WEASEL PH ROKER LANE PUDSEY**

Site Details							
Easting	423077	Northing	432285	Site area ha	0.2	SP7	Main Urban Area Extension
HMCA	Outer West				Ward	Pudsey	
	racteristic Brownfield						

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	

Descri	ption

#### **Greenbelt Assessment**

#### 1. Check the unresticted sprawl of large built up areas

Would development lead to/cons		
Would development result in an i		
Is the site well connected to the I		
Would development round off the		
Is there a good existing barrier be and the undeveloped land?		
Unrestricted Sprawl Conclusion		

#### 2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?		
Do features provide boundaries to contain the development?		
Coalescence Conclusion		

#### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

#### 4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?		
Can development pres		
Character Conclusion		

14/02695/FU

# **HLA25031 WEASEL PH ROKER LANE PUDSEY SHLAA** conclusions Availability: Suitability: Achievability: Summary of infrastructure provider comments **Highways Agency** Network Status Impact **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

Two blocks of flats forming 24No. affordable dwellings and

associated works

W

100

HLA25031 WEASEL PH ROKER LANE PUDSEY					
11/00108/EXT	Extension of time period for planning permission 07/03657/FU 3 storey block of 9 two bedroom flats and 3 one bedroom flats with 20 car parking spaces	Α	100		
10/03143/OT	Outline application to layout access and erect 9 houses	w	100		
11/00110/OT	Outline application to layout access and erect seven houses	R	100		

#### Spatial relationships

**UDP Designations** 

N32 Greenbelt	60.28
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

## **Core Strategy**

% overlap

0.00

0.00

Main Urban Area	39.72	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>~</b>	

## **Regeneration Areas**

Inner South RA	0.00	% overlap
LB Corridor RA	100.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

## Other Spatial Relationship

Proposed Local Centre

Overlaps N37 SLA

Sch. Ancient Mon.

LCC ownership %	0.00
Nearest train station	Bramley
Nearest train station distance (m)	2303.79
Nearest bus stop	12964
Nearest bus stop distance (m)	66.68

#### Agricultural classification Grade 2

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	$\overline{\Box}$
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	$\overline{\Box}$
Overlaps Pot. Contamination	<u> </u>
0 1 15 1 0 5	
Overlaps Minerals Safeguarded	

Overlaps Minerals Safeguarded 100m

#### **HLA25031 WEASEL PH ROKER LANE PUDSEY**

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 acce	pted

#### **HLA24050 BRAMLEY DISTRICT CENTRE LS13**

Easting	424682	Northing	435072	Site area ha	0	SP7	Main Urban Area Infill	
HMCA	Outer West				Ward	Bramley ar	nd Stanningley	
Site Char	acteristic	cs						
Site type	Brownfield							

Adjacent land uses - None

Other land uses - None

Description

Topography	Landscape	
Boundaries	Road front	

## **Greenbelt Assessment - Not Required**

#### 1. Check the unresticted sprawl of large built up areas

Would development lead to/cons	titue ribbon development?	
Would development result in an i		
Is the site well connected to the I		
Would development round off the		
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		
Do features provide boundaries to contain the development?		
Coalescence Conclusion		

#### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

#### 4. Preserve the setting and special character of historic towns

Site within/adjacent to	conservation area/listed building/historical features?	
Can development preserve this character?		
Character Conclusion		

characteristics or openitiess and permanence					

HLA24050 BRAMLEY DISTRICT CENTRE LS13				
SHLAA conclusions				
Availability:	Suitability:	Achievability:		
Summary of infrastru	cture provider comments			
Highways Agapay				
Highways Agency Impact	Network Status		_	
Impact	Network States			
Network Rail				
·				
Yorkshire Water				
Treatment Works				
<b>Environment Agency</b>				
Constraints				
LCC				
Ecology support				
Ecology boundary				
Education comments				
Education comments			_	
Flood Risk				
<b>Utilities</b> Gas				
			_	
Electric				
2.000.10				
Fire and Rescue				
Telecoms				
Othor				
Other English Heritage				
J				
Natural England				
3				
DI 1 111 1 A 1'-	-1'11/4/0000			

Plaining History	Applications since 1/1/2009, covering more than 50 /6 of the site			
App Number	Proposal	Decision	% of site	
10/01564/FU	Application for amendment of condition 7 of planning application 08/01840/FU (Change of use of vacant first second and third floor office to 21 flats including capport to	Α	100	

	fire escape staircase and detached cycle store) relating to affordable housing		
11/02786/EXT	Extension of time period for application no. 08/01840/FU for change of use of vacant first second and third floor office to 21 flats including canopy to fire escape staircase and detached cycle store	w	100
1/00218/EXT	Extension of time period for planning permission 07/06866/FU erection of 2 retail units and associated works to shopping centre	Α	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		
Sch. Ancient Mon.	0.00	

## **Core Strategy**

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

## **Regeneration Areas**

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

## Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Bramley
Nearest train station distance (m)	981.16
Nearest bus stop	1007
Nearest bus stop distance (m)	24.20

#### Agricultural classification Urban

	Overlaps SSSI
	Overlaps SEGI
	Overlaps LNA
	Overlaps LNR
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	Overlaps Strat. Employment buffer
	Overlaps Public Right of Way
	Overlaps SFRA Flood Zone
	Overlaps EA Flood Zone
$\Box$	Overlaps HSE Major Hazard
$\Box$	Overlaps HSE Gas Pipeline
<b>✓</b>	Overlaps Pot. Contamination
 j	Overlaps Minerals Safeguarde

Overlaps Minerals Safeguarded 100m

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#### **HLA24050 BRAMLEY DISTRICT CENTRE LS13**

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