

Site Details

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

Site Characteristics

Site type	Greenfield
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

SHLAA conclusions

Availability: Medium (6-10yrs)

Suitability: LDF to determine

Achievability: Medium (6-10yrs)

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Ecology boundary

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Education comments

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Flood Risk

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Utilities

Gas	

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage	

Natural England

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

App Number	Proposal	Decision	% of site
10/03023/COND	Consent, agreement or approval required by conditions 25 and 26 of Planning Application 09/02707/FU	A	97

24 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.	A	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	A	97
10/02988/COND	Consent, agreement or approval required by conditions 3, 5, 7, 11 and 15 of Planning Application 09/02707/FU	A	97
10/02991/COND	Consent, agreement or approval required by conditions 28, 30 and 33 of Planning Application 09/02707/FU	A	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
N34 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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

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

Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	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	New Pudsey
Nearest train station distance (m)	1156.48
Nearest bus stop	12241
Nearest bus stop distance (m)	302.25
Agricultural classification	Urban

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

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation
Identified housing site

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

Site Details

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

Site Characteristics

Site type	Brownfield
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

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SHLAA conclusions

Availability: Short (=<5 yrs)

Suitability: Suitable

Achievability: Short (=<5yrs)

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Ecology boundary

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Education comments

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Flood Risk

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Utilities

Gas	

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage	

Natural England

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

App Number	Proposal	Decision	% of site
11/00991/OT	Layout access and erect residential development of 25 houses	A	90

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	A	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	A	100

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.04
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Nearest train station	Bramley
Nearest train station distance (m)	133.75
Nearest bus stop	8316
Nearest bus stop distance (m)	106.77

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

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

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps
Identified to have capacity for 67 dwellings, yet the most recent permission for the site is for 25 dwellings.

Comments on phasing

DPP Allocation
Identified housing site

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

Outer West

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	Outer West				Ward	Pudsey	

Site Characteristics

Site type	Brownfield
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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 unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

Outer West

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

Mitigation measures

Total score

12

Highways site support

Yes

Contingent on other sites

Contingent on other sites

Highways Agency

Impact No material impact

Network Status

No objection

n/a

Network Rail

Yorkshire Water

Treatment Works 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

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

Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	New Pudsey
Nearest train station distance (m)	1753.22
Nearest bus stop	12775
Nearest bus stop distance (m)	73.70
Agricultural classification	Urban
Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input checked="" type="checkbox"/>

Conclusions

Issues and Options Summary

Brownfield site in urban area. Planning permission for residential development granted 1st June 2012. The site will become a 'lime green' site once the plan is updated.

Site affects others?

Sustainability summary

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	
203	11	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

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							
Vacant land							
Neighbouring land uses							
Outdoor sport facility							
Dwellings							

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 unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

SHLAA conclusions

Availability: Short (early)

Suitability: Suitable

Achievability: Short (=<5yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Good accessibility all round

Rank (1-5)

5

Access comments

Substandard accesses to adopted highways, narrow access along Tower Lane with no scope to widen. Previous application on site with compromised access

4

Local network comments

Cumulative impact on Stanningley Road

4

Mitigation measures

highway safety improvements for accesses in to site, possible cumulative fund required

Total score

13

Highways site support

Yes

Contingent on other sites

Contingent on other sites

Highways Agency

Impact No material impact Network Status No objection

n/a

Network Rail

Yorkshire Water

Treatment Works 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

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		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	5.07	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

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

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

Other Spatial Relationship

LCC ownership %	0.04
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Nearest train station	Headingley
Nearest train station distance (m)	2171.87
Nearest bus stop	3978
Nearest bus stop distance (m)	160.77

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

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

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

Outer West

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

Site Details

Easting	421677	Northing	435386	Site area ha	3.3	SP7	Main Urban Area Infill
HMCA	Outer West				Ward	Calverley and Farsley	

Site Characteristics

Site type	Brownfield
On-site land uses	
Office	
Manufacturing and Wholesale	
Neighbouring land uses	
Shops	
Dwellings	
Unmanaged Forest	

Other land uses - None

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

Description	Site of an old mill, several buildings still remain with a mix of uses. Brownfield site, large man made pond in north west section. Well defined trees along western boundary shield residential dwellings to west but site adjoins houses along northern boundary. To the south and east is Farsley town centre.
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Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
Meets Core Strategy accessibility standards.	5
Access comments	
Adequate frontage to main high street but may require signals.	4
Local network comments	
Possible cumulative effect on ring road.	4
Mitigation measures	Total score
Access improvements and bus stop improvements.	13
Highways site support	
Yes	
Contingent on other sites	
Contingent on other sites	

Outer West

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

Highways Agency

Impact	No material impact	Network Status	No objection
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Network Rail

Yorkshire Water

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

Environment Agency

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

LCC

Ecology support	Not supported
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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	
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Electric	
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Fire and Rescue	
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Telecoms	
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Other

English Heritage	<p>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.</p>
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Natural England

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

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 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

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	A	98
14/03267/FU	New door in existing opening	A	98

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	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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Nearest train station	New Pudsey
Nearest train station distance (m)	1209.77
Nearest bus stop	13311
Nearest bus stop distance (m)	128.18

Agricultural classification	Urban
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Outer West

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

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

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

Conclusions

Issues and Options Summary

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

Mixed use with housing

DPP Allocation Conclusion

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 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

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

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

SHLAA conclusions

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

Summary of infrastructure provider comments

Highways Agency			
Impact		Network Status	

Network Rail			

Yorkshire Water			
Treatment Works			

Environment Agency			
Constraints			

LCC			
Ecology support			

Ecology boundary			

Education comments			

Flood Risk			

Utilities			
Gas			

Electric			

Fire and Rescue			

Telecoms			

Other			
English Heritage			

Natural England			

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

App Number	Proposal	Decision	% of site
13/04986/FU	Laying out of access road and erection of 14 dwellings	A	100

Spatial relationships

UDP Designations

N32 Greenbelt	95.29	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input checked="" type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	New Pudsey
Nearest train station distance (m)	3074.95
Nearest bus stop	9562
Nearest bus stop distance (m)	586.39

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

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

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation
Identified housing site

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

Outer West

153 Cemetery Road, Pudsey LS28 7HH

Site Details

Easting	421743	Northing	433461	Site area ha	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	No

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

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

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Outer 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 1/1/2009, 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 Cemetery 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	A	100
10/02088/COND	Consent, agreement or approval required by conditions 7, 25 and 26 of Planning Application 06/01130/FU	A	100

Spatial relationships

UDP Designations			
N32 Greenbelt	0.00	% overlap	
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	<input type="checkbox"/>		
Sch. Ancient Mon.	1.00		

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

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

Other Spatial Relationship

LCC ownership %	1.47
Nearest train station	New Pudsey
Nearest train station distance (m)	1040.13
Nearest bus stop	10531
Nearest bus stop distance (m)	140.08
Agricultural classification	Urban
Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation
Identified housing site

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

Site Details

Easting	421537	Northing	435420	Site area ha	0.5	SP7	Main Urban Area Infill
HMCA	Outer West				Ward	Calverley and Farsley	

Site Characteristics

Site type	Brownfield
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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 unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

Outer West

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

Mitigation measures

Improvements to access junction and internal access road required

Total score

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.

Outer West

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

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	A	68

Spatial relationships

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

Core Strategy		
Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	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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Nearest train station	New Pudsey
Nearest train station distance (m)	1185.12
Nearest bus stop	13311
Nearest bus stop distance (m)	259.68

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

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

Conclusions

Issues and Options Summary

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

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
250	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 Details

Easting	425141	Northing	435425	Site area ha	0.7	SP7	Main Urban Area Infill
HMCA	Outer West				Ward	Bramley and Stanningley	

Site Characteristics

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 unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

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Outer West

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

Good access to Public Transport, education and employment and health

Rank (1-5)

5

Access comments

The existing access serving the Salvation Army site should be used. The highway would have to be brought up to adoptable standards and improvements to visibility may be necessary. This could involve setting back the existing boundary wall.

4

Local network comments

Scale of development would not have an adverse impact on capacity of local network

5

Mitigation measures

Access improvements

Total score

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
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Network Rail

Yorkshire Water

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

Environment Agency

Constraints

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

LCC

Ecology support	Supported
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Supported

Ecology boundary

Education comments

Flood Risk

Flood Zone 1

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

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

App Number	Proposal	Decision	% of site
14/04994/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

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		

☒

Regeneration Areas

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

Sch. Ancient Mon.	0.00
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Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Bramley
Nearest train station distance (m)	1559.89
Nearest bus stop	11153
Nearest bus stop distance (m)	113.41

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

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

Conclusions

Issues and Options Summary

Site within existing 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

Outer West

242 **Fairfields, Fairfield Grove, Bramley**

Site Details

Easting	423783	Northing	434737	Site area ha	2.8	SP7	Main Urban Area Infill
HMCA	Outer West				Ward	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	No

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

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

--

SHLAA conclusions

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

Summary of infrastructure provider comments

LCC Highways Comments		Rank (1-5)
Public transport accessibility comments		
Good accessibility all round		5
Access comments		
Good frontage with multiple adopted highways except one part of site which has no frontage		4
Local network comments		
Local capacity		5
Mitigation measures		Total score
Possible traffic calming required		14
Highways site support		
Yes except site with no access onto adopted 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	
Ecology support	Supported
Supported	

Ecology boundary	

Education comments	

Outer West

242 Fairfields, 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	A	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	A	99
11/03019/COND	Consent, agreement or approval required by condition 10 of Planning Application 09/02814/FU	A	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

Spatial relationships

UDP Designations

Core Strategy

N32 Greenbelt	0.00	% overlap	Main Urban Area	100.00	% overlap
N34 PAS	0.00		Major Settlement	0.00	
RL1 Rural Land	0.00		Minor Settlement	0.00	
N1 Greenspace	8.93		Overlaps Urban Extension	<input checked="" type="checkbox"/>	
N1A Allotments	0.00		Regeneration Areas		
N5 Open Space	0.00				
N6 Playing Pitch	0.00		Inner South RA	0.00	% overlap
N8 Urban Green Corridor	0.00		LB Corridor RA	100.00	
CC Shopping Quarter	0.00		EASEL RA	0.00	
UDP City Centre	0.00		Aire Valley RA	0.00	
S2S6 Town Centre	0.00		West Leeds Gateway	0.00	
Proposed Local Centre	0.00				
Overlaps N37 SLA	<input type="checkbox"/>				
Sch. Ancient Mon.	0.00				

Other Spatial Relationship

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

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation
Identified housing site

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

Outer West

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 land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

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

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

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Outer West**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

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Ecology boundary

--

Education comments

--

Flood Risk

--

Utilities

Gas	

Electric

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Fire and Rescue

--

Telecoms

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Other

English Heritage	

Natural England

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

App Number	Proposal	Decision	% of site
10/04284/COND	Consent, agreement or approval required by conditions 3, 4, 7, 10, 13 and 15 of Planning Application 10/02034/FU	R	100

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	A	100

Spatial relationships

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

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

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

Other Spatial Relationship

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

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

Conclusions

Issues and Options Summary	

Site affects others?	

Sustainability summary	

Summary of reps	

Comments on phasing	

DPP Allocation	
Identified housing site	

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

Outer West

254 Oldfield Lane - Leeds City Boy's pitch, LS12

Site Details

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

Site Characteristics

Site type	Greenfield
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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 unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

Outer West

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

Good accessibility all round

Rank (1-5)

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

Mitigation measures

Traffic calming on Oldfield Lane, possibly achievable through financial contributions from planning applications.

Total score

14

Highways site support

Yes

Contingent on other sites

Contingent on other sites

Highways Agency

Impact No material impact

Network Status

No objection

n/a

Network Rail

Yorkshire Water

Treatment Works 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

254 Oldfield Lane - Leeds City Boy's pitch, LS12

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

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

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	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	
Overlaps N37 SLA		<input type="checkbox"/>

Core Strategy

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

Regeneration Areas

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

Sch. Ancient Mon.	0.00
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Other Spatial Relationship

LCC ownership %	26.38
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Nearest train station	Leeds City
Nearest train station distance (m)	2434.11
Nearest bus stop	12061
Nearest bus stop distance (m)	103.55

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

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

Conclusions

Issues and Options Summary

Site 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.

Outer West

255 Far Fold, Theaker Lane LS12

Site Details

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

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

Description	
Cleared site. No constraints. Set in urban area.	

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

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Outer West

255 Far Fold, Theaker Lane LS12

SHLAA conclusions

Availability: Short (≤ 5 yrs)

Suitability: Suitable

Achievability: Medium (6-10yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Good accessibility all round

Rank (1-5)

5

Access comments

Access off Theaker Lane through Leeds City Council land.

4

Local network comments

Congestion on Stanningley Road, Inner Ring Road and Armley

3

Mitigation measures

Possible financial contribution from planning applications required to fund highway works.

Total score

12

Highways site support

Yes

Contingent on other sites

Contingent on other sites

Highways Agency

Impact	No material impact	Network Status	No objection
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n/a

Network Rail

Yorkshire Water

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

Environment Agency

Constraints

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

LCC

Ecology support	Supported
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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 CF5M051 and CF5E005 are all within 2km of this nationally 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	A	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	A	99
14/03110/COND	Consent, agreement or approval required by conditions 6, 8, 9 and 15 of Planning Application 12/03868/FU	A	99

Spatial relationships

UDP Designations

Core Strategy

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

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

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

Other Spatial Relationship

LCC ownership %	0.00
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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
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

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	29	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

Site Details

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

Site Characteristics

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

Other land uses - None

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

Description	The site is part of a larger wood and is heavily treed. There are no buildings 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.
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Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	Yes
Does the site include local/national nature conservation areas (SSSIs)	No
Areas of protected/unprotected woodland/trees/hedgerows?	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	Marginal effect on the setting & special character, could be mitigated against through appropriate detailed design

Outer West

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: Longterm (+11yrs)

Suitability: LDF to determine

Achievability: Longterm (11+yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

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

2

Access comments

Poor access along Pollard Lane.

2

Local network comments

Cumulative impact on ring road and kirkstall.

4

Mitigation measures

Public transport and road improvements required but unlikely to be achievable.

Total score

8

Highways site support

No

Contingent on other sites

Contingent on other sites

Highways Agency

Impact	No material impact	Network Status	No objection
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n/a

Network Rail

Yorkshire Water

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

Environment Agency

Constraints

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

Outer West

306Pollard Lane, LS13

LCC

Ecology support

Not supported

Not supported (RED). All of the site is Bramley Fall and Newlay Quarry LNA, together with an additional area of woodland. Any development of this site would result in the loss of mature woodland and place additional disturbance on the remaining woodland and protected species including Otters and Badgers. Possible that all this site would meet Local Wildlife Site (SEGI) criteria - needs to be assessed.

Ecology boundary

Needs assessment against Local Wildlife Sites criteria.

Education comments

Flood Risk

Flood Zone 1. Part of 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 HistoryApplications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations

N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	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	<input type="checkbox"/>	
Sch. Ancient Mon.	1.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.16
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Nearest train station	Bramley
Nearest train station distance (m)	2146.41
Nearest bus stop	13466
Nearest bus stop distance (m)	555.43

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

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

Conclusions

Issues and Options Summary

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 Details

Easting	421257	Northing	435306	Site area ha	1.5	SP7	Main Urban Area Extension
HMCA	Outer West				Ward	Calverley and 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 unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

Outer West

308 Stony Royd - The Manor, Farsley

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

Site 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 comments

Poor public transport. Good acces to primary / secondary education and health services.

Rank (1-5)

3

Access comments

Access not wide enough for carriageway and footways

2

Local network comments

Likely cumulative impact on ring road

4

Mitigation measures

Needs additional land from cricket club for access

Total score

9

Highways site support

No

Contingent on other sites

Contingent on other sites

Highways Agency

Impact	No material impact	Network Status	No objection
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n/a

Network Rail

Yorkshire Water

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

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

Environment Agency

Constraints

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

Outer West

308 Stony Royd - The Manor, Farsley

LCC

Ecology support

Supported

Supported

Ecology boundary

Education comments

Flood Risk

Flood Zone 1. Watercourse 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

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	A	100

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	99.99	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	0.01	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	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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Nearest train station	New Pudsey
Nearest train station distance (m)	1008.66
Nearest bus stop	2172
Nearest bus stop distance (m)	246.54

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

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

Conclusions

Issues and Options Summary

Green Belt site. Development would 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

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.

Outer West

382 Walmer Grove, Pudsey

Site Details

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

Site Characteristics

Site type	Brownfield
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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 unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

--

Outer West

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

Mitigation measures

Traffic calming on local network, public transport improvements

Total score

11

Highways site support

Yes

Contingent on other sites

Contingent on other sites

Highways Agency

Impact No material impact Network Status No objection

n/a

Network Rail

Yorkshire Water

Treatment Works Knostrop

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

Environment Agency

Constraints

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

LCC

Ecology support Supported

Supported

Ecology boundary

Education comments

Flood Risk

Flood Zone 1.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

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

App Number	Proposal	Decision	% of site
13/00004/FU	Residential development of 36 dwellings and associated landscaping works	A	96
14/03259/COND	Consent, agreement or approval required by condition 3 of Planning Application 13/00004/FU	A	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	A	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

UDP Designations

Core Strategy

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

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

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

Other Spatial Relationship

LCC ownership %	96.13
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Nearest train station	Bramley
Nearest train station distance (m)	2330.99
Nearest bus stop	13729
Nearest bus stop distance (m)	99.30

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

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

Conclusions

Issues and Options Summary

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)	Buses Per Hour	Access to Primary Schools	Access to Secondary Schools	Access to Primary Health
575	5	Yes	Yes	Yes

Comments on phasing

DPP Allocation

Identified housing site

DPP Allocation Conclusion

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

Outer West

587 Broad Lane, Bramley LS5

Site Details

Easting	425815	Northing	435376	Site area ha	0.9	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 unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

--

Outer West

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 1/1/2009, 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

Outer West

587 Broad Lane, Bramley LS5

11/04358/FU	New access road and 19 houses	A	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

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Headingley
Nearest train station distance (m)	1086.47
Nearest bus stop	2286
Nearest bus stop distance (m)	146.91
Agricultural classification	Urban

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

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation
Identified housing site

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

Outer West

595 Fawcett Lane - Cliff House, LS12

Site Details

Easting	426432	Northing	432214	Site area ha	1.3	SP7	Main Urban Area Infill
HMCA	Outer West				Ward	Farnley and Wortley	

Site Characteristics

Site type	Brownfield
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

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SHLAA conclusions

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

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Ecology boundary

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Education comments

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Flood Risk

--

Utilities

Gas	

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage	

Natural England

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

App Number	Proposal	Decision	% of site

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	19.42
Nearest train station	Cottingley
Nearest train station distance (m)	2345.40
Nearest bus stop	3541
Nearest bus stop distance (m)	199.57

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

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation
Identified housing site

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

Site Details

Easting	423891	Northing	436681	Site area ha	2.2	SP7	Main Urban Area Extension
HMCA	Outer West				Ward	Bramley and Stanningley	

Site Characteristics

Site type	Brownfield
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description	
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Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

SHLAA conclusions

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

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works			

Environment Agency

Constraints			

LCC

Ecology support			

Ecology boundary

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Education comments

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Flood Risk

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Utilities

Gas			

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage			

Natural England

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

App Number	Proposal	Decision	% of site
12/03580/FU	Erection of 59 dwellings and associated works	A	62

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Bramley
Nearest train station distance (m)	2265.71
Nearest bus stop	12450
Nearest bus stop distance (m)	625.02

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

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

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation
Identified housing site

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

Site Details

Easting	424108	Northing	434395	Site area ha	0.8	SP7	Main Urban Area Infill
HMCA	Outer West				Ward	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 unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

Outer West

613 Elder Road / Swinnow Road LS13

SHLAA conclusions

Availability: Medium (6-10yrs)

Suitability: Suitable

Achievability: Medium (6-10yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Good

Rank (1-5)

5

Access comments

Access achievable onto Elder Road

5

Local network comments

Ok

5

Mitigation measures

Total score

15

Highways site support

yes

Contingent on other sites

Contingent on other sites

Highways Agency

Impact	No material impact	Network Status	No objection
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n/a

Network Rail

Yorkshire Water

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

Environment Agency

Constraints

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

LCC

Ecology support	Supported
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Supported

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)	A	99
12/04846/EXT	Extension of time for Application 09/04648/EXT (to layout access and erect residential development)	A	99

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	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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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
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

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

Conclusions

Issues and Options Summary

Previously 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

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 unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

Outer West

625 Canal Wharf, Wyther Lane LS5

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

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Telecoms

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Other

English Heritage	

Natural England

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

App Number	Proposal	Decision	% of site
09/05548/FU	Retrospective application for change of use of timber merchants (B1c) to fitness gymnasium (D2)	W	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	A	97

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.10	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Headingley
Nearest train station distance (m)	1052.40
Nearest bus stop	9072
Nearest bus stop distance (m)	61.90

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

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Pro
Has had the benefit of previous consents for residential development.

Comments on phasing

DPP Allocation

Identified housing site

DPP Allocation Conclusion

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

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
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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 unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

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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 1/1/2009, covering more than 50% of the site

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	A	99
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Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.27
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Nearest train station	Headingley
Nearest train station distance (m)	2191.88
Nearest bus stop	1282
Nearest bus stop distance (m)	289.83

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

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

Conclusions

Issues and Options Summary

Site has planning permission for residential development with mixed use, including offices and a small amount of retail.

Site affects others?

Sustainability summary

Summary of reps

Pro
Support but address traffic issues.
Should be developed with a train station

Comments on phasing

DPP Allocation

Identified housing site with mixed uses

DPP Allocation Conclusion

Site has planning permission for mixed use residential scheme.

Outer West

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 and Stanningley	

Site Characteristics

Site type	Brownfield
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

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SHLAA conclusions

Availability: Short (= <5 yrs)

Suitability: Suitable

Achievability: Medium (6-10yrs)

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Ecology boundary

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Education comments

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Flood Risk

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Utilities

Gas	

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage	

Natural England

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

App Number	Proposal	Decision	% of site
10/03304/EXT	Extension of time period of planning permission 07/03047/FU for outline application to erect residential development	W	71

10/05155/EXT	Extension of time period of planning permission 07/03047/FU for outline application to erect residential development	A	71
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Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	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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Nearest train station	Bramley
Nearest train station distance (m)	763.07
Nearest bus stop	1664
Nearest bus stop distance (m)	72.41

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

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

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation
Identified housing site

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

Site Details

Easting	426871	Northing	432778	Site area ha	1.4	SP7	Main Urban Area Infill
HMCA	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.
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

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Outer West

638 Ashley Road LS12

SHLAA conclusions

Availability: Short (early)

Suitability: Suitable

Achievability: Short (=<5yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Good

Rank (1-5)

5

Access comments

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.

5

Local network comments

Ok

5

Mitigation measures

Total score

15

Highways site support

yes

Contingent on other sites

Contingent on other sites

Highways Agency

Impact	No material impact	Network Status	No objection
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n/a

Network Rail

Yorkshire Water

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

Environment Agency

Constraints

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

LCC

Ecology support	Supported
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Supported

Outer West

638 Ashley Road LS12

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

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 CF5M051 and CF5E005 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

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 of access roads and other associated works	A	96

Spatial relationships

UDP Designations

Core Strategy

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

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

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

Other Spatial Relationship

LCC ownership %	2.95
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Nearest train station	Burley Park
Nearest train station distance (m)	2610.47
Nearest bus stop	8063
Nearest bus stop distance (m)	92.77

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

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

Conclusions

Issues and Options Summary

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

Outer West

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 unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

--

Outer West**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

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Ecology boundary

--

Education comments

--

Flood Risk

--

Utilities

Gas	

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage	

Natural England

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

App Number	Proposal	Decision	% of site
10/01348/EXT	Extension of time period for outline application 07/06375/OT to layout access road and erect 12 dwellings	A	100

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	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)	1293.80
Nearest bus stop	3074
Nearest bus stop distance (m)	140.47
Agricultural classification	Urban

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

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation
Identified housing site

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

Site Details

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

Site Characteristics

Site type	Greenfield
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

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

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

Outer West

645 Bagley Lane, Farsley

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

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Fire and Rescue

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Telecoms

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Other

English Heritage	

Natural England

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

App Number	Proposal	Decision	% of site
12/9/00179/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

Outer West

645 Bagley 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	A	100
11/02051/RM	Reserved Matters Application to layout access road and erect 45 dwellings	A	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	A	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	A	100
11/04873/COND	Consent, agreement or approval required by condition 4 of Planning Application 11/02051/RM	A	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		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	99.89	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	New Pudsey
Nearest train station distance (m)	1844.37
Nearest bus stop	13333
Nearest bus stop distance (m)	171.17

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

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Shown as having capacity for 50 dwellings, 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 planning permission or existing UDP allocation. Principle of residential development accepted

Outer West

646 Delph End, Pudsey

Site Details

Easting	420850	Northing	433306	Site area ha	1.4	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 unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

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SHLAA conclusions

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

Summary of infrastructure provider comments

LCC Highways Comments		Rank (1-5)
Public transport accessibility comments		
Meets CS standards		5
Access comments		
Local network comments		
Mitigation measures		Total score
Highways site support		
Contingent on other sites		
Contingent on other sites		

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

Network Rail	

Yorkshire Water	
Treatment Works	

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

LCC	
Ecology support	Supported
Supported	
Ecology boundary	
Education comments	

Outer West

646 Delph 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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	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)	1038.81
Nearest bus stop	10712
Nearest bus stop distance (m)	77.81
Agricultural classification	Urban

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

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Anti
Known to have ownership and access 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 planning permission or existing UDP allocation. Principle of residential development accepted

Site Details

Easting	421849	Northing	435381	Site area ha	0.4	SP7	Main Urban Area Infill
HMCA	Outer West				Ward	Calverley and Farsley	

Site Characteristics

Site type	Greenfield
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

SHLAA conclusions

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

Summary of infrastructure provider comments

LCC Highways Comments		Rank (1-5)
Public transport accessibility comments		
Meets CS standards		5
Access comments		
Local network comments		
Mitigation measures		Total score
Highways site support		
Contingent on other sites		
Contingent on other sites		

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

Network Rail	

Yorkshire Water	
Treatment Works	

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

LCC	
Ecology support	Supported
Supported	
Ecology boundary	
Education comments	

Outer West

648 Cherry 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
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

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

Core Strategy

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

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	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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Nearest train station	New Pudsey
Nearest train station distance (m)	1291.73
Nearest bus stop	13311
Nearest bus stop distance (m)	73.72

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

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation
Identified housing site

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

Outer West

649 Charity Farm, Swinnow

Site Details

Easting	420863	Northing	434322	Site area ha	3.2	SP7	Main Urban Area Infill
HMCA	Outer West				Ward	Calverley and 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 unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

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SHLAA conclusions

Availability: Short (= <5 yrs) Suitability: LDF to determine Achievability: 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		
Mitigation measures		Total score
Highways site support		
Contingent on other sites		
Contingent on other sites		

Highways Agency

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

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

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

LCC

Ecology support	Supported
Supported	
Ecology boundary	
Education comments	

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

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

Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	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	New Pudsey	
Nearest train station distance (m)	271.51	
Nearest bus stop	13683	
Nearest bus stop distance (m)	111.38	
Agricultural classification	Urban	

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

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Anti
On the edge of the biggest traffic problem 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 planning permission or existing UDP allocation. Principle of residential development accepted

Outer West

650 Lane End, Pudsey

Site Details

Easting	422710	Northing	433663	Site area ha	0.7	SP7	Main Urban Area Infill
HMCA	Outer West				Ward	Pudsey	

Site Characteristics

Site type	Greenfield
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

SHLAA conclusions

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

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Ecology boundary

--

Education comments

--

Flood Risk

--

Utilities

Gas	

Electric

--

Fire and Rescue

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Telecoms

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Other

English Heritage	

Natural England

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

App Number	Proposal	Decision	% of site
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Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	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	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation
Identified housing site

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

Site Details

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

Site Characteristics

Site type	Greenfield
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

SHLAA conclusions

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

Summary of infrastructure provider comments

LCC Highways Comments		Rank (1-5)
Public transport accessibility comments		
Meets CS standards		5
Access comments		
Local network comments		
Mitigation measures		Total score
Highways site support		
Contingent on other sites		
Contingent on other sites		

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

Network Rail	

Yorkshire Water	
Treatment Works	

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

LCC	
Ecology support	Supported
Supported	

Ecology boundary	

Education comments	

Outer West

652 Cherry 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	A	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	A	97

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	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)	1373.50
Nearest bus stop	1151
Nearest bus stop distance (m)	82.77

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

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

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation
Identified housing site

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

Site Details

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

Site Characteristics

Site type	Greenfield
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

SHLAA conclusions

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

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
Meets CS standards	5
Access comments	
Local network comments	
Mitigation measures	Total score
Highways site support	
Contingent on other sites	
Contingent on other sites	

Highways Agency

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

Network Rail

Yorkshire Water

Treatment Works	

Environment Agency

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

LCC

Ecology support	Supported
Supported	

Ecology boundary

Education comments

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Outer West

653 Robin Lane/Longfield Road, 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
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

UDP Designations

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

Core Strategy

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

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	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)	1637.73
Nearest bus stop	10103
Nearest bus stop distance (m)	165.91

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

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation
Identified housing site

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

Site Details

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

Site Characteristics

Site type	Greenfield
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

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	

Mitigation measures	Total score

Highways site support	

Contingent on other sites	

Contingent on other sites	

Highways Agency

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

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

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

LCC

Ecology support	Supported
Supported	

Ecology boundary	

Education comments	

Outer West

656 Pudsey Road, Bramley LS13

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
12/01174/COND	Consent, agreement or approval required by condition 7 of Planning Application 11/02114/RM	A	61
13/01975/EXT	Extension of time period for planning permission 08/06785/OT outline application to layout access road and erect residential development	A	61
12/01172/COND	Consent, agreement or approval required by conditions 7 and 8 of Planning Application 08/06785/OT	A	61
11/02114/RM	10 houses	A	61

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	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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Nearest train station	Bramley
Nearest train station distance (m)	937.55
Nearest bus stop	13961
Nearest bus stop distance (m)	220.38

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

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

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation
Identified housing site

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

Site Details

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

Site Characteristics

Site type	Brownfield
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

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

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

Outer West

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

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

App Number	Proposal	Decision	% of site
14/9/00154/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 residential	M01	100

658 Bank 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

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

% overlap

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

% 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

% overlap

Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	New Pudsey
Nearest train station distance (m)	1694.80
Nearest bus stop	490
Nearest bus stop distance (m)	136.44
Agricultural classification	Urban

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

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation
Identified housing site

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

Site Details

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 unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

Outer West

659 Station Street, Pudsey

SHLAA conclusions

Availability: Short (early)

Suitability: Suitable

Achievability: Short (=<5yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Good

Rank (1-5)

5

Access comments

Access achievable onto Station Street.

5

Local network comments

Ok

5

Mitigation measures

Total score

15

Highways site support

Yes

Contingent on other sites

Contingent on other sites

Highways Agency

Impact	No material impact	Network Status	No objection
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n/a

Network Rail

Yorkshire Water

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

Environment Agency

Constraints

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

LCC

Ecology support	Supported
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Supported

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

Spatial relationships

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

Other Spatial Relationship

LCC ownership %0.00

Nearest train station	New Pudsey
Nearest train station distance (m)	1801.81
Nearest bus stop	11431
Nearest bus stop distance (m)	32.97

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

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

Conclusions

Issues and Options Summary

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 emissions, 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.

Outer West

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

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

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

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SHLAA conclusions

Availability: Short (= <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
11/02355/FU	83 Houses	A	99

Outer West

666 Occupation 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

UDP Designations

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

Core Strategy

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

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	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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Nearest train station	New Pudsey
Nearest train station distance (m)	1210.06
Nearest bus stop	12779
Nearest bus stop distance (m)	114.74

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

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

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation
Identified housing site

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

Site Details

Easting	422383	Northing	434512	Site area ha	2	SP7	Main Urban Area Infill
HMCA	Outer West				Ward	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	No

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

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

Outer West

667 Town Street - Belgrave Works LS13

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

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	A	98
12/03115/ADV	One non illuminated sign	A	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

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	3.28
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Nearest train station	New Pudsey
Nearest train station distance (m)	1265.67
Nearest bus stop	12241
Nearest bus stop distance (m)	82.40

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

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

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation
Identified housing site

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

Outer West

669 Dick Lane - Midpoint, Pudsey

Site Details

Easting	419720	Northing	433571	Site area ha	3.1	SP7	Main Urban Area Infill
HMCA	Outer West				Ward	Calverley 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	No

Description

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

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SHLAA conclusions

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

Summary of infrastructure provider comments

Highways Agency	
Impact	Network Status
Network Rail	
Yorkshire Water	
Treatment Works	
Environment Agency	
Constraints	
LCC	
Ecology support	
Ecology boundary	
Education comments	
Flood Risk	
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
Other	
English Heritage	
Natural England	

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

App Number	Proposal	Decision	% of site
10/00613/FU	Variation of condition 28 of application no. 25/407/05/OT (Affordable housing matters)	A	99

Outer West**669 Dick Lane - Midpoint, Pudsey**

09/03406/COND	Consent, agreement or approval required by conditions 6 and 8 of Planning Application 25/407/05/OT	A	98
11/02082/COND	Consent, agreement or approval required by condition 11 of Planning Application 10/05660/OT	A	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	A	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	A	100
10/00618/COND	Consent, agreement or approval required by condition 27 of Planning Application 25/407/05/OT	A	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	A	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)	A	99
12/00853/COND	Consent, agreement or approval required by condition 3 of Planning Application 25/407/05/OT	A	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	A	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	A	100

Spatial relationships**UDP Designations****Core Strategy**

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

Main Urban Area	99.79	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas	
Inner South RA	0.00
LB Corridor RA	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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Nearest train station	New Pudsey
Nearest train station distance (m)	1593.27
Nearest bus stop	9298
Nearest bus stop distance (m)	263.54

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

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

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation
Identified housing site

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

Outer West

671 Lane End, Pudsey

Site Details

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

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

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

--

SHLAA conclusions

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

Summary of infrastructure provider comments

Highways Agency			
Impact		Network Status	

Network Rail			

Yorkshire Water			
Treatment Works			

Environment Agency			
Constraints			

LCC			
Ecology support			

Ecology boundary			

Education comments			

Flood Risk			

Utilities			
Gas			

Electric			

Fire and Rescue			

Telecoms			

Other			
English Heritage			

Natural England			

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

App Number	Proposal	Decision	% of site
13/01239/FU	Residential application for 14 dwellings with garages and associated landscaping	A	99

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
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Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.28
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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
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

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

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation
Identified housing site

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

Outer West

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 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	No

Description

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

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Outer 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

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 &	A	100

landscaping

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

Core Strategy

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

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	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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Nearest train station	New Pudsey
Nearest train station distance (m)	436.52
Nearest bus stop	5977
Nearest bus stop distance (m)	55.80

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

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

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation
Identified housing site

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

Outer West

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	Outer West				Ward	Bramley and Stanningley	

Site Characteristics

Site type	Greenfield
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

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Outer West

1051 Newlay Bridge, off Pollard lane , Newlay LS13

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

App Number	Proposal	Decision	% of site
12/00497/CA	Conservation Area Application to demolish structures, chimney and buildings	A	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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

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

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

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

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation
Not proposed as housing allocation

DPP Allocation Conclusion
Site sieved out. Strategic Flood Risk Assessment Flood zone 3b

Outer West

1053A Pollard Lane, Newlay LS13

Site Details

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

Site Characteristics

Site type	Greenfield
On-site land uses	
Vacant land	
Neighbouring land uses	
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.
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Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

Outer West

1053A 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 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 provider comments

LCC Highways Comments

Public transport accessibility comments Rank (1-5)
Poor accessibility 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 required but unlikely to be achievable 7

Highways site support
No

Contingent on other sites

Contingent on other sites

Highways Agency

Impact		Network Status	
No objection			

Network Rail

Yorkshire Water

Treatment Works

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

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

Natural England

Housing allocations 1322, and 1053 are adjacent to Leeds-Liverpool Canal SSSI (see citation below). In addition housing allocations 1337, 4097, 1124, 1123A, 1110, 1114, 212, 4041, 255, 638, 254, 4036 and employment allocations CF5M051 and CF5E005 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

App Number	Proposal	Decision	% of site
12/03580/FU	Erection of 59 dwellings and associated works	A	96

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Bramley
Nearest train station distance (m)	2042.07
Nearest bus stop	2601
Nearest bus stop distance (m)	606.67

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

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

Conclusions

Issues and Options Summary

Green Belt site. This 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, Newlay. 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 assesment 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.

Outer West

1053B Pollard Lane, Newlay LS13

Site Details

Easting	423772	Northing	436302	Site area ha	1.1	SP7	Main Urban Area Extension
HMCA	Outer West				Ward	Bramley and Stanningley	

Site Characteristics

Site type	Greenfield
On-site land uses	
Vacant land	
Neighbouring land uses	
Waterways	
Unmanaged Forest	
Vacant land	

Other land uses - None

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

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

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

Outer West

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 infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Poor accessibility all round

Rank (1-5)

1

Access comments

Poor access along Pollard Lane

2

Local network comments

Cumulative impact on ring road and kirkstall

4

Mitigation measures

Public transport and road improvements required but unlikely to be achievable

Total score

7

Highways site support

No

Contingent on other sites

Contingent on other sites

Highways Agency

Impact

Network Status

No objection

Network Rail

Yorkshire Water

Treatment Works

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

1053B Pollard Lane, Newlay LS13

LCC

Ecology support

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

Electric

Fire and Rescue

Telecoms

Other

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	A	100

Spatial relationships

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

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

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Bramley
Nearest train station distance (m)	1893.64
Nearest bus stop	10279
Nearest bus stop distance (m)	497.41

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

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

Conclusions

Issues and Options Summary

Green Belt site. This 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.

Outer West

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
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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 unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

Outer West

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)

3

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

11

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.

Outer West

1060A Houghside Pudsey LS28

LCC

Ecology support	
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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
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Proposal	Decision	% of site
----------	----------	-----------

Decision	% of site
----------	-----------

% of site

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	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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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
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Green Belt site. The site 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

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.

Outer West

1060B Houghside Pudsey LS28

Site Details

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 residential development to the east and further open land on all other sides. No road frontage available.
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Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

Outer West

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.

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)

3

Access comments

No highway frontage - requires access via site A

3

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, possible capacity works on local highway, possible traffic calming on Hough Side Road

Total score

9

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.

Outer West

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 Designations

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

Core Strategy

Main Urban Area	0.01	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	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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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
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Green Belt site. 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.

Outer West

1073A Owlcotes Farm, Pudsey

Site Details

Easting	420918	Northing	433755	Site area ha	2.1	SP7	Main Urban Area Infill
HMCA	Outer West				Ward	Calverley and Farsley	

Site Characteristics

Site type	Greenfield
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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.
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

Outer West

1073A Owlcotes Farm, Pudsey

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)

Good accessibility all round

5

Access comments

Adequate frontages with the adopted highway

5

Local network comments

Local capacity, congestion in pudsey

4

Mitigation measures

Access improvements may be required

Total score

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

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

1073A Owlcotes Farm, Pudsey

LCC

Ecology support

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

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

Other Spatial Relationship

LCC ownership %	0.01
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Nearest train station	New Pudsey
Nearest train station distance (m)	560.25
Nearest bus stop	11611
Nearest bus stop distance (m)	146.00

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

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

Conclusions

Issues and Options Summary

The site 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
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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.

Outer West

1073B Owlcotes Farm, Pudsey

Site Details

Easting	420970	Northing	433884	Site area ha	2.4	SP7	Main Urban Area Infill
HMCA	Outer West				Ward	Calverley and Farsley	

Site Characteristics

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

Other land uses - None

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

Description	
Greenfield site in agricultural use	

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

Outer West

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

Good accessibility all round

Rank (1-5)

5

Access comments

Needs 1073A land for access

3

Local network comments

Local capacity, congestion in pudsey

4

Mitigation measures

Access improvements may be required

Total score

12

Highways site support

Only suitable 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

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

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

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

Core Strategy

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

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	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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Nearest train station	New Pudsey
Nearest train station distance (m)	433.40
Nearest bus stop	11611
Nearest bus stop distance (m)	275.18

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

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

Conclusions

Issues and Options Summary

Site 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

Outer West

1085 Coal Hill Lane (land on north side of), Rodley

Site Details

Easting	422407	Northing	435641	Site area ha	2.2	SP7	Main Urban Area Infill
HMCA	Outer West				Ward	Bramley and Stanningley	

Site Characteristics

Site type	Greenfield
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On-site land uses

Outdoor amenity and open space

Outdoor sport facility

Neighbouring land uses

Dwellings

Outdoor sport facility

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 unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

Outer West

1085 Coal Hill Lane (land on north side of), 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: Unsuitable

Achievability: Medium (6-10yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Good accessibility except poor health accessibility

Rank (1-5)

4

Access comments

Poor connection to adopted highway - too narrow land width, on bend in Coal Hill Lane so no visibility and on crossroads

1

Local network comments

Cumulative impact onto ring road

4

Mitigation measures

Need to provide access onto Coal Hill Drive

Total score

9

Highways site support

No

Contingent on other sites

Contingent on other sites

Highways Agency

Impact No material impact Network Status No objection

n/a

Network Rail

Yorkshire Water

Treatment Works Knostrop

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

Environment Agency

Constraints

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

Outer West

1085 Coal Hill Lane (land on north side of), Rodley

LCC

Ecology support

Unknown

Unknown Impact. Grassland habitat needs a botanical survey.

Ecology boundary

Site assessment needed ???

Education comments

Flood Risk

Flood Zone 1. Potential 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 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	0.01	
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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Other Spatial Relationship

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

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

Conclusions

Issues and Options Summary

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.

Outer West

1110 Rodley (land at), Leeds LS13

Site Details

Easting	421821	Northing	436222	Site area ha	1.6	SP7	Main Urban Area Extension
HMCA	Outer West				Ward	Calverley and Farsley	

Site Characteristics

Site type	Mix 50:50
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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 unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

Outer West

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 accessibility all round

3

Access comments

Frontage with ring road not suitable for development

2

Local network comments

Capacity issues on ring road

3

Mitigation measures

Public transport bus improvements, link with other sites, footway works, improvements to highways and ring road connections, close off connection to site directly from ring road

Total score

8

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

LCC

Ecology support

Supported with mitigation

Supported with mitigation to protect and enhance the wildlife corridor of the beck and associated woodland along the southern boundry. Retain a corridor of minimum 20 metres from the beck. Otters and bats to consider

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 CF5M051 and CF5E005 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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Main Urban Area	0.08	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

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

Other Spatial Relationship

LCC ownership %	1.60
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Nearest train station	New Pudsey
Nearest train station distance (m)	2036.67
Nearest bus stop	2493
Nearest bus stop distance (m)	340.77

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

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

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

Conclusions

Issues and Options Summary

Site 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.				
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
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.

Outer West

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 and Farsley	

Site Characteristics

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

On-site land uses

Agriculture

Post and Telecom

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

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

Description

Large site with an agricultural use, there are no buildings 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 unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

Outer 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

Public transport accessibility comments

Rank (1-5)

Average public transport. Poor health services accessibility. Good primary / secondary school 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

Mitigation measures

Public transport bus improvements, link with other sites, footway works, improvements to highways and ring road connections

Total score

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	
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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	
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Fire and Rescue	
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Telecoms	
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Other	
English Heritage	
<p>This site adjoins the boundary of the Farsley Conservation Area.</p> <p>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.</p> <p>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.</p>	

Natural England	
<p>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 CF5M051 and CF5E005 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</p>	

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
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1114 Kirklees Knowl (land at), Bagley Lane, Bagley

N32 Greenbelt	0.00	% overlap	Main Urban Area	0.80	% overlap
N34 PAS	98.51		Major Settlement	0.00	
RL1 Rural Land	0.00		Minor Settlement	0.00	
N1 Greenspace	0.00		Overlaps Urban Extension	<input checked="" type="checkbox"/>	
N1A Allotments	0.00		Regeneration Areas		
N5 Open Space	0.00				
N6 Playing Pitch	0.00				
N8 Urban Green Corridor	0.00		Inner South RA	0.00	% overlap
CC Shopping Quarter	0.00		LB Corridor RA	0.00	
UDP City Centre	0.00		EASEL RA	0.00	
S2S6 Town Centre	0.00		Aire Valley RA	0.00	
Proposed Local Centre	0.00		West Leeds Gateway	0.00	
Overlaps N37 SLA	<input type="checkbox"/>				
Sch. Ancient Mon.	0.00				

Other Spatial Relationship

LCC ownership %	0.01
Nearest train station	New 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	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Site 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 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 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.

Outer West

1117 Calverley (land east and west of)

Site Details

Easting	420042	Northing	437202	Site area ha	7.4	SP7	Smaller Settlement Extension
HMCA	Outer West				Ward	Calverley and 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.
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Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	Yes
Does the site include local/national nature conservation areas (SSSIs)	No
Areas of protected/unprotected woodland/trees/hedgerows?	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, could be mitigated against through appropriate detailed design

Outer West

1117 Calverley (land east and west of)

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

Public transport accessibility comments

Good accessibility all round

Rank (1-5)

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

Mitigation measures

Link through, access works onto Carr Road, footway improvements on Carr Road, by-way improved

Total score

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

Impact	No material impact	Network Status	No objection
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n/a

Network Rail

Yorkshire Water

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

Environment Agency

Constraints

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

Outer West

1117 Calverley (land east and west of)

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

Core Strategy

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

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	New Pudsey
Nearest train station distance (m)	3096.02
Nearest bus stop	1274
Nearest bus stop distance (m)	115.49

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

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

Conclusions

Issues and Options Summary

Green Belt site. The site 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.

Outer West

1123A Foxhole Lane (land off), Calverley

Site Details

Easting	420586	Northing	436431	Site area ha	4.5	SP7	Smaller Settlement Extension
HMCA	Outer West				Ward	Calverley and Farsley	

Site Characteristics

Site type	Greenfield
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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 unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

Outer West

1123A Foxhole Lane (land off), Calverley

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)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Poor public transport, good health and primary / secondary school accessibility.

Rank (1-5)

2

Access comments

Adequate frontage with Woodhall Road but requires speed limit reductions, possible access onto Foxhole Lane

4

Local network comments

Local congestion on A647, Rodley Lane and Ring Road

2

Mitigation measures

Public transport bus improvements, footway on Woodhall Road, speed limit reductions, improvements in local capacity

Total score

8

Highways site support

No

Contingent on other sites

Contingent on other sites

Highways Agency

Impact

No objection

Network Status

Network Rail

Yorkshire Water

Treatment Works

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

1123A 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

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 CF5M051 and CF5E005 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

UDP Designations		Core Strategy	
N32 Greenbelt	100.00	Main Urban Area	0.00
N34 PAS	0.00	Major Settlement	0.00
RL1 Rural Land	0.00	Minor Settlement	1.00
N1 Greenspace	0.00	Overlaps Urban Extension	<input checked="" type="checkbox"/>
N1A Allotments	0.00		
N5 Open Space	0.00		
N6 Playing Pitch	0.00		
N8 Urban Green Corridor	0.00		
CC Shopping Quarter	0.00		
UDP City Centre	0.00		
S2S6 Town Centre	0.00		
Proposed Local Centre	0.00		
Overlaps N37 SLA	<input checked="" type="checkbox"/>		
		Regeneration Areas	
		Inner South RA	0.00
		LB Corridor RA	0.00
		EASEL RA	0.00
		Aire Valley RA	0.00
		West Leeds Gateway	0.00

1123A Foxhole Lane (land off), Calverley

Sch. Ancient Mon.	0.00
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Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	New Pudsey
Nearest train station distance (m)	2195.21
Nearest bus stop	4781
Nearest bus stop distance (m)	121.94

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

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

Conclusions

Issues and Options Summary

Green Belt site. The 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 hillside 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 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.

Outer West

1123B Foxhole Lane (land off), Calverley

Site Details

Easting	420682	Northing	436333	Site area ha	6.6	SP7	Smaller Settlement Extension
HMCA	Outer West				Ward	Calverley and Farsley	

Site Characteristics

Site type	Greenfield
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On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

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

Description

Agricultural use, there are no buildings on site. This section of site 1123 is set away from the settlement to the north, the site has a road frontage along the western boundary and a footpath that runs along the eastern boundary of the site. A few trees line the field boundaries but the site is reasonably clear. Further fields are set to the south and east.

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

Outer West

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 infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

Poor public transport, good health and primary / secondary school accessibility.

2

Access comments

Adequate frontage with Woodhall Road but requires speed limit reductions, possible access onto Foxhole Lane

4

Local network comments

Local congestion on A647, Rodley Lane and Ring Road

2

Mitigation measures

Public transport bus improvements, footway on Woodhall Road, speed limit reductions, improvements in local capacity

Total score

8

Highways site support

No

Contingent on other sites

Contingent on other sites

Highways Agency

Impact

Network Status

No objection

Network Rail

Yorkshire Water

Treatment Works

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

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

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

Other Spatial Relationship

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

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

Conclusions

Issues and Options Summary

Green Belt site. The site has been split into A and B. Development of site B would 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 hillside 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.

Site Details

Easting	420232	Northing	436603	Site area ha	0.9	SP7	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

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 unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

Outer West

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.

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 accessibility. Good school & health services accessibility.

Rank (1-5)

2

Access comments

Good frontage onto adopted highway

5

Local network comments

Local capacity, cumulative impact onto ring road and A647

4

Mitigation measures

Total score

11

Highways site support

No due to poor public transport

Contingent on other sites

Contingent on other sites

Highways Agency

Impact	No material impact	Network Status	No objection
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n/a

Network Rail

Yorkshire Water

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

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

Environment Agency

Constraints

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

Outer West

1124 Upper Carr Lane (land off) , Calverley

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

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 CF5M051 and CF5E005 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

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

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

Sch. Ancient Mon.	0.00
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Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	New Pudsey
Nearest train station distance (m)	2468.62
Nearest bus stop	3108
Nearest bus stop distance (m)	266.30

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

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

Conclusions

Issues and Options Summary

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.

Pro
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	Access to Primary Schools	Access to Secondary Schools	Access to Primary Health
507	9	No	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.

Site Details

Easting	424185	Northing	432135	Site area ha	1.2	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

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

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

SHLAA conclusions

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

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

--

Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Ecology boundary

--

Education comments

--

Flood Risk

--

Utilities

Gas	

Electric

--

Fire and Rescue

--

Telecoms

--

Other

English Heritage	

Natural England

--

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

App Number Proposal Decision % of site

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

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

Nearest train station	Bramley
Nearest train station distance (m)	2293.14
Nearest bus stop	9661
Nearest bus stop distance (m)	86.46

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

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

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

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation
Not proposed as housing allocation

DPP Allocation Conclusion
Site sieved out. Not within settlement hierarchy

Site Details

Easting	424767	Northing	434475	Site area ha	0.6	SP7	Main Urban Area Infill
HMCA	Outer West				Ward	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	No

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

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

SHLAA conclusions

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

Summary of infrastructure provider comments

LCC Highways Comments		
Public transport accessibility comments		Rank (1-5)
Good accessibility all round		
		5
Access comments		5
Access off Stanningley Road achievable		
Local network comments		4
Congestion on Stanningley Road		
Mitigation measures		Total score
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	
Ecology support	Supported
Supported	

Ecology boundary	

Education comments	

Outer West

1147 Springfield Mill and Craven Mill, Stanningley Road, 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
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	A	100
12/03748/FU	Detached retail unit with car parking	A	100
12/05377/ADV	Three illuminated signs and one non illuminated sign	A	100

Spatial relationships

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

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

Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	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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Nearest train station	Bramley
Nearest train station distance (m)	817.91
Nearest bus stop	4609
Nearest bus stop distance (m)	140.15

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

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

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation
Identified housing site

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

Outer West

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 and 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 unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

Outer West

1150 Town Street (land off), Stanningley LS28

SHLAA conclusions

Availability: Short (later)

Suitability: Unsuitable

Achievability: Longterm (11+yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Good accessibility all round

Rank (1-5)

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

Mitigation measures

Access requires third party land take

Total score

10

Highways site support

No

Contingent on other sites

Contingent on other sites

Highways Agency

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

n/a

Network Rail

General asset protection issues

Yorkshire Water

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

Environment Agency

Constraints

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

LCC

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

Supported

Outer West

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

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

App Number	Proposal	Decision	% of site

Spatial relationships

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

Other Spatial Relationship		
LCC ownership %		0.00

1150 Town Street (land off), Stanningley LS28

Nearest train station	New Pudsey
Nearest train station distance (m)	1122.37
Nearest bus stop	3325
Nearest bus stop distance (m)	164.75

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

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

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 CF5M016.

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.

Outer West

1171A Whitehall Road (south of) - Harpers Farm

Site Details

Easting	425498	Northing	431242	Site area ha	6.3	SP7	Main Urban Area Extension
HMCA	Outer South West, Outer West				Ward	Farnley and Wortley	

Site Characteristics

Site type	Mixed
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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.
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Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

Outer West

1171A Whitehall Road (south of) - Harpers Farm

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

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

SHLAA conclusions

Availability: Short (≤ 5 yrs)

Suitability: LDF to determine

Achievability: Longterm (11+yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

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

Rank (1-5)

4

Access comments

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

5

Local network comments

Congestion on Outer Ring Road and M621

3

Mitigation measures

Signalisation of access junction and Ring Road signals, possible mitigation for M621

Total score

12

Highways site support

Yes with mitigation

Contingent on other sites

Contingent on other sites

Highways Agency

Impact

Network Status

No objection subject to mitigation

Network Rail

Yorkshire Water

Treatment Works

Knothrop

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

Environment Agency

Constraints

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

Outer West

1171A Whitehall Road (south of) - Harpers Farm

LCC

Ecology support

Supported

Supported

Ecology boundary

Education comments

Flood Risk

Flood Zone 1. Large pond adjacent.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

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

App Number	Proposal	Decision	% of site

Spatial relationships

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

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

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Cottingley
Nearest train station distance (m)	2220.49
Nearest bus stop	1149
Nearest bus stop distance (m)	175.44

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

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

Conclusions

Issues and Options Summary

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

Site affects others?

Sustainability summary

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

Summary of reps

METRO
below contains sites that are classified as 'Sites not considered suitable for allocation for housing' that fall within 400m of the current core bus network. From a public transport perspective, these sites (in principle) would be acceptable for housing development. For the larger sites, site specific mitigation would be required but it is unlikely that substantial bus service provision would be required at these sites (based on the current public transport network).
G 10.66 144 7 Yes Yes Yes

PRO
surely if 1171b is green belt then both of these adjacent areas should also be green sites. (1171b has been coded green)

ANTI

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

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

Outer West

1183 Turkey Hill (land at), Pudsey LS28

Site Details

Easting	423144	Northing	432524	Site area ha	2.3	SP7	Main Urban Area Extension
HMCA	Outer West				Ward	Pudsey	

Site Characteristics

Site type	Greenfield
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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 unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

Outer West

1183 Turkey Hill (land at), Pudsey LS28

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.

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. 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

Public transport bus improvements, access and footway improvements on Kent Road, possible local traffic claming

Total score

8

Highways site support

No

Contingent on other sites

Contingent on other sites

Highways Agency

Impact No material impact

Network Status

No objection

n/a

Network Rail

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.

Outer West

1183 Turkey Hill (land at), Pudsey LS28

LCC

Ecology support

Supported

Supported

Ecology boundary

Education comments

Flood Risk

Flood Zone 1. Minor watercourse runs along Northern boundary of the site. Public sewer crosses NW limb.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

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

App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations			Core Strategy		
N32 Greenbelt	100.00	% 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	0.01		Overlaps Urban Extension	<input checked="" type="checkbox"/>	
N1A Allotments	0.00				
N5 Open Space	0.00				
N6 Playing Pitch	0.00				
N8 Urban Green Corridor	0.00				
CC Shopping Quarter	0.00				
UDP City Centre	0.00				
S2S6 Town Centre	0.00				
Proposed Local Centre	0.00				
Overlaps N37 SLA	<input type="checkbox"/>				
Sch. Ancient Mon.	0.00				
Regeneration Areas					
Inner South RA	0.00	% overlap			
LB Corridor RA	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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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
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

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

Conclusions

Issues and Options Summary

Green Belt site. The site extends 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.

Outer West

1184 Acres Hall Avenue (land at), Pudsey LS28

Site Details

Easting	423374	Northing	432856	Site area ha	0.4	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	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.
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Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

Outer West

1184 Acres Hall Avenue (land at), Pudsey LS28

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.

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 accessibility. Good health and primary / secondary school accessibility.

Rank (1-5)

3

Access comments

No frontage onto adopted highway, requires development of adjacent land but not preferred site

2

Local network comments

Congestion on Outer Ring Road and Pudsey

3

Mitigation measures

Public transport bus improvements, possible capacity works on local highway

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	Network Status
No material impact	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

1184 Acres Hall Avenue (land at), Pudsey LS28

LCC

Ecology support

Supported

Supported

Ecology boundary

Education comments

Flood Risk

Flood Zone 1.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

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

App Number	Proposal	Decision	% of site

Spatial relationships

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

Core Strategy		
Main Urban Area	0.01	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	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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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
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input type="checkbox"/>

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

Conclusions

Issues and Options Summary

Green Belt site, 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)	Buses Per Hour	Access to Primary Schools	Access to Secondary Schools	Access to Primary Health
849	10	Yes	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.

Outer West

1187 Rodley Fold Farm (land at), Rodley LS13

Site Details

Easting	422637	Northing	436681	Site area ha	31.5	SP7	Main Urban Area Extension
HMCA	Outer West				Ward	Calverley and Farsley	

Site Characteristics

Site type	Greenfield
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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 unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

Outer West

1187 Rodley Fold Farm (land at), Rodley LS13

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 provider comments

LCC Highways Comments

Public transport accessibility comments

Public transport offer not in walking distance to half of site and distant from employment education health.

Rank (1-5)

2

Access comments

Access difficult to achieve

1

Local network comments

Unsuitable local network and mitigation difficult to achieve

2

Mitigation measures

Total score

5

Highways site support

No

Contingent on other sites

Yes

Contingent on other sites

Yes

Highways Agency

Impact	No material impact	Network Status	No objection
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Network Rail

Yorkshire Water

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

Environment Agency

Constraints

Large areas of this site are in FZ3b (functional flood plain) and FZ2. See comments in the main text of our reply

Outer West

1187 Rodley Fold Farm (land at), Rodley LS13

LCC

Ecology support

Not supported

Not supported (RED). No site-based designations but this site would result in a large unsympathetic development in the heart of the River Aire/Leeds Liverpool Canal wildlife corridor. The area is currently semi-improved grassland which has no known survey

Ecology boundary

Education comments

Flood Risk

Site is largely in Flood Zones 2 and 3.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

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

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

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

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Bramley
Nearest train station distance (m)	2618.44
Nearest bus stop	4220
Nearest bus stop distance (m)	352.41

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

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

Conclusions

Issues and Options Summary

Green Belt site. 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.

Outer West

1192 Green Top (land adjoining), Pudsey LS28

Site Details

Easting	421648	Northing	432505	Site area ha	0.6	SP7	Main Urban Area Extension
HMCA	Outer West				Ward	Pudsey	

Site Characteristics

Site type	Greenfield
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On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

Topography	Sloping	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	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 unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

Outer West

1192 Green Top (land adjoining), Pudsey LS28

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 infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Poor public transport accessibility. Good primary / secondary schools and health.

Rank (1-5)

3

Access comments

No access onto adopted highway.

1

Local network comments

Local capacity, congestion in Pudsey.

4

Mitigation measures

Total score

8

Highways site support

No

Contingent on other sites

Contingent on other sites

Highways Agency

Impact	No material impact	Network Status	No objection
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n/a

Network Rail

Yorkshire Water

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

Environment Agency

Constraints

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

Outer West

1192 Green Top (land adjoining), Pudsey LS28

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

Core Strategy

Main Urban Area	0.11	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	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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Nearest train station	New Pudsey
Nearest train station distance (m)	1872.13
Nearest bus stop	4606
Nearest bus stop distance (m)	171.84

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

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

Conclusions

Issues and Options Summary

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.

Outer West

1193A Rodley Lane (land at) - Calverley Lane, Calverley LS19

Site Details

Easting	421543	Northing	436495	Site area ha	2	SP7	Main Urban Area Extension
HMCA	Outer West				Ward	Calverley and Farsley	

Site Characteristics

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

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 unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

Relates well to settlement and is well contained due to tree lined boundaries. Development would reduce separation between Calverley and Rodley.
--

Outer West

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 infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Good public transport and primary school accessibility. Poor health and secondary school accessibility.

Rank (1-5)

3

Access comments

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

4

Local network comments

Direct impact on Rodley roundabout

2

Mitigation measures

Capacity improvements to ring road required, footways on adopted highway required, significant access works required

Total score

9

Highways site support

Yes but only with capacity contributions

Contingent on other sites

Contingent on other sites

Highways Agency

Impact	Network Status

Network Rail

Yorkshire Water

Treatment Works Knostrop

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

Environment Agency

Constraints

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

LCC

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

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

Other Spatial Relationship

LCC ownership %0.00

1193A Rodley Lane (land at) - Calverley Lane, Calverley LS19

Nearest train station	New Pudsey
Nearest train station distance (m)	2227.52
Nearest bus stop	4078
Nearest bus stop distance (m)	221.35

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

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

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.				
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. This part of the site is related to the existing properties in Rodley and has a well defined field boundary to the west.

Outer West

1193B Rodley Lane (land at) - Calverley Lane, Calverley LS19

Site Details

Easting	421381	Northing	436545	Site area ha	6.3	SP7	Main Urban Area Extension
HMCA	Outer West				Ward	Calverley and Farsley	

Site Characteristics

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

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 unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

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

Development would merge Calverley and Rodley and have a significant impact. Potential for further sprawl to south.
--

Outer West

1193B Rodley Lane (land at) - Calverley Lane, Calverley LS19

SHLAA conclusions

Availability: Short (≤ 5 yrs)

Suitability: LDF to determine

Achievability: Longterm (11+yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Good public transport and primary school accessibility. Poor health and secondary school accessibility.

Rank (1-5)

3

Access comments

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

4

Local network comments

Direct impact on Rodley roundabout

2

Mitigation measures

Capacity improvements to ring road required, footways on adopted highway required, significant access works required

Total score

9

Highways site support

Yes but only with capacity contributions

Contingent on other sites

Contingent on other sites

Highways Agency

Impact

Network Status

No objection

Network Rail

Yorkshire Water

Treatment Works

Knostrop

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

Environment Agency

Constraints

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

LCC

Ecology support

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
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Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.00
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1193B Rodley Lane (land at) - Calverley Lane, Calverley LS19

Nearest train station	New Pudsey
Nearest train station distance (m)	2253.37
Nearest bus stop	5157
Nearest bus stop distance (m)	319.87

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

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

Conclusions

Issues and Options Summary

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).

Outer West

1195 Waterloo Road (land at), Pudsey LS28

Site Details

Easting	420680	Northing	433383	Site area ha	1.1	SP7	Main Urban Area Extension
HMCA	Outer West				Ward	Pudsey	

Site Characteristics

Site type	Greenfield
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On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

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

Description

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 unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

Outer West

1195 Waterloo Road (land at), Pudsey LS28

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 conclusions

Availability: Short (= <5 yrs)

Suitability: LDF to determine

Achievability: Longterm (11+yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Good accessibility all round

Rank (1-5)

5

Access comments

Frontages to Waterloo Road and Bradley Lane

5

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

13

Highways site support

Yes with mitigation

Contingent on other sites

Contingent on other sites

Highways Agency

Impact	No material impact	Network Status	No objection
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n/a

Network Rail

Yorkshire Water

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

Environment Agency

Constraints

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

Outer West

1195 Waterloo Road (land at), Pudsey LS28

LCC

Ecology support

Unknown

Unknown Impact - grassland needs a botanical survey in the summer

Ecology boundary

Site assessment needed ???

Education comments

Flood Risk

Flood Zone 1

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

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

App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations

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

Core Strategy

Main Urban Area	0.01	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	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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Nearest train station	New Pudsey
Nearest train station distance (m)	1028.13
Nearest bus stop	11093
Nearest bus stop distance (m)	70.63

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

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

Conclusions

Issues and Options Summary

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.

Outer West

1201 Woodhall Road (land adjoining) - Gain Lane, Thornbury BD3

Site Details

Easting	419562	Northing	434382	Site area ha	7.4	SP7	Main Urban Area Extension
HMCA	Outer West				Ward	Calverley and Farsley	

Site Characteristics

Site type	Greenfield
On-site land uses	
Agriculture	
Neighbouring land uses	
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 unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

Outer West

1201 Woodhall Road (land adjoining) - Gain Lane, Thornbury BD3

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 infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Average public transport. Good health and primary / secondary school accessibility.

Rank (1-5)

3

Access comments

Good frontage with adopted highway

5

Local network comments

Congestion on the A647

3

Mitigation measures

Local capacity improvements required. Footway improvements on Gain Lane

Total score

11

Highways site support

Yes

Contingent on other sites

Contingent on other sites

Highways Agency

Impact	No material impact	Network Status	No objection
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n/a

Network Rail

Yorkshire Water

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

Environment Agency

Constraints

Historic Landfill on top of	SE1957534395
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Outer West

1201 Woodhall Road (land adjoining) - Gain Lane, Thornbury BD3

LCC

Ecology support

Supported with mitigation

Supported with mitigation provided that a strategic wildlife 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		Core Strategy	
N32 Greenbelt	99.96	Main Urban Area	0.00
N34 PAS	0.00	Major Settlement	0.00
RL1 Rural Land	0.00	Minor Settlement	0.00
N1 Greenspace	0.00	Overlaps Urban Extension	<input checked="" type="checkbox"/>
N1A Allotments	0.00		
N5 Open Space	0.00		
N6 Playing Pitch	0.00		
N8 Urban Green Corridor	0.00		
CC Shopping Quarter	0.00		
UDP City Centre	0.00		
S2S6 Town Centre	0.00		
Proposed Local Centre	0.00		
Overlaps N37 SLA	<input checked="" type="checkbox"/>		
		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

Sch. Ancient Mon.	0.00
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Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	New Pudsey
Nearest train station distance (m)	1573.83
Nearest bus stop	4736
Nearest bus stop distance (m)	172.41

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

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

Conclusions

Issues and Options Summary

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

Anti
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.

Outer West

1212 Pollard Lane (land at), Bramley LS13

Site Details

Easting	424048	Northing	436250	Site area ha	2	SP7	Main Urban Area Extension
HMCA	Outer West				Ward	Bramley and 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 unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroahment

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

4. Preserve the setting and special character of historic towns

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

Outer West

1212 Pollard Lane (land at), Bramley LS13

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 openness of the green belt and reduce gap.

SHLAA conclusions

Availability: Short (≤ 5 yrs)

Suitability: LDF to determine

Achievability: Longterm (11+yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Good public transport links, and primary / secondary school accessibility. Poor health services accessibility.

Rank (1-5)

4

Access comments

Poor access along Pollard Lane

2

Local network comments

Cumulative impact on ring road and Kirkstall.

4

Mitigation measures

Public transport and road improvements required but unlikely to be achievable

Total score

10

Highways site support

No

Contingent on other sites

Contingent on other sites

Highways Agency

Impact	No material impact	Network Status	No objection
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n/a

Network Rail

Yorkshire Water

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

Environment Agency

Constraints

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

Outer West

1212 Pollard Lane (land at), Bramley LS13

LCC

Ecology support

Supported

Supported

Ecology boundary

Education comments

Flood Risk

Flood Zone 1. Two number 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 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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

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

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Bramley
Nearest train station distance (m)	1836.02
Nearest bus stop	2601
Nearest bus stop distance (m)	310.27

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

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

Conclusions

Issues and Options Summary

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 carriageway 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 carriageway beyond site frontage that can't be improved.

Outer West

1213 Pudsey Houghside WWTW, off Tong Road, East Side Court LS28 9ND

Site Details

Easting	423497	Northing	433081	Site area ha	8.7	SP7	Main Urban Area Extension
HMCA	Outer West				Ward	Pudsey	

Site Characteristics

Site type	Greenfield
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On-site land uses

Water Storage and Treatment

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

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

Description

Old water treatment works with some evidence of previous use still on site, mainly water tanks and fencing. Limited amount of trees throughout the site, mainly along the boundaries, woodland abuts the site to the east and partly to the south. A single narrow access extends from the site to the north that links to the main road. Also to the north are fields and a nursery whilst to the west is residential development. The levels vary undulating throughout the site.

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

Outer West

1213 Pudsey Houghside WWTW, off Tong Road, East Side Court LS28 9ND

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

Poor public transport accessibility. Good health service and primary school accessibility. Poor secondary school accessibility.

Rank (1-5)

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

Mitigation measures

Public transport bus improvements, footway improvements on Hough Side Road, possible capacity works on local highway.

Total score

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 impact	Network Status	No objection
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n/a

Network Rail

Yorkshire Water

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

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

Environment Agency

Constraints

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

Outer West

1213 Pudsey Houghside WWTW, off Tong Road, East Side Court LS28 9ND

LCC

Ecology support

Not supported

Not supported (RED). No site-based designations but contains areas of semi-improved grassland, ponds, scrub, hedgerows and is adjacent to Post Hill LNA in the east. Bats and Water Vole to consider.

Ecology boundary

Supported with mitigation if Red hatched areas are excluded and the boundary is amended as per drawing RM/1213. Mitigation will still be required to ensure impacts on adjacent habitats are addressed, and hedgerows protected and enhanced. Bats and Water Vo

Education comments

Flood Risk

Flood Zone 1. Numerous 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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	0.05	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	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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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	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

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

Conclusions

Issues and Options Summary

Green Belt site. Development would 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.

Outer West

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
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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 unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

Outer West

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

Availability: Short (early)

Suitability: Unsuitable

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 adopted highways

5

Local network comments

Congestion on Stanningley Road

4

Mitigation measures

Footway required on Back Lane

Total score

14

Highways site support

Yes

Contingent on other sites

Contingent on other sites

Highways Agency

Impact No material impact Network Status No objection

n/a

Network Rail

Yorkshire Water

Treatment Works 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

1250 Elmfield Way (Unit 1), Bramley

LCC

Ecology support

Supported

Supported

Ecology boundary

Education comments

Flood Risk

Flood Zone 1.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

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

App Number	Proposal	Decision	% of site
13/02670/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

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Sch. Ancient Mon.	0.00
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Other Spatial Relationship

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

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

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

Conclusions

Issues and Options Summary

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.

Outer West

1253 Rodley Fold Farm (land adjoining), Rodley LS13

Site Details

Easting	422623	Northing	436450	Site area ha	2.7	SP7	Main Urban Area Extension
HMCA	Outer West				Ward	Calverley and Farsley	

Site Characteristics

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

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Waterways

Outdoor amenity and open space

Other land uses - None

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

Description

Small flat site consisting of twin fields in agricultural use. Site is clear except for trees that line the boundary and a further few that are sporadically placed along the central line of the site. Cricket pitch adjoins the site to the east, further fields to the north and west (along with a farm) whilst a canal runs along the southern boundary.

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

Outer West

1253 Rodley Fold Farm (land adjoining), Rodley LS13

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

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 accessibility all round

Rank (1-5)

1

Access comments

No adopted highway access

1

Local network comments

Cumulative or direct impact onto Ring Road

3

Mitigation measures

Access over river required and land take

Total score

5

Highways site support

No

Contingent on other sites

Contingent on other sites

Highways Agency

Impact	No material impact	Network Status	No objection
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n/a

Network Rail

Yorkshire Water

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

Environment Agency

Constraints

Parts of this site are FZ3b - functional flood plain alongside Bagley Beck (main river). See comments in main text of our response.

Outer West

1253 Rodley Fold Farm (land adjoining), Rodley LS13

LCC

Ecology support

Not supported

Not supported (RED). No site-specific designations but forms an important wildlife corridor between the River Aire and the canal that should be left undeveloped. Protected species including Otters will use the land between the water courses, and Water Voles and bats will benefit from the continuity of vegetation. Rodley Fold Farm, immediately to the north of this site, already increases disturbance to this area. Lack of development will help protect/buffer other nearby wildlife sites such as Rodley Nature Reserve to the east.

Ecology boundary

Education comments

Flood Risk

Part of site in Flood Zone 3A. Source is Bagley Beck. There is a combined sewer outfall within the site and a culverted watercourse. Both discharge into Bagley Beck.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

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

App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations			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	<input checked="" type="checkbox"/>	
N1A Allotments	0.00				
N5 Open Space	0.00				
N6 Playing Pitch	0.00				
N8 Urban Green Corridor	100.00				
CC Shopping Quarter	0.00				
UDP City Centre	0.00				
S2S6 Town Centre	0.00				
Proposed Local Centre	0.00				
Overlaps N37 SLA	<input type="checkbox"/>				
			Regeneration Areas		
			Inner South RA	0.00	% overlap
			LB Corridor RA	0.00	
			EASEL RA	0.00	
			Aire Valley RA	0.00	
			West Leeds Gateway	0.00	

Sch. Ancient Mon.	0.00
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Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Bramley
Nearest train station distance (m)	2429.06
Nearest bus stop	10573
Nearest bus stop distance (m)	248.95

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

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

Conclusions

Issues and Options Summary

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
136	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.

Site Details

Easting	424634	Northing	431512	Site area ha	15.5	SP7	Other Rural Extension
HMCA	Outer West				Ward	Farnley and Wortley	

Site Characteristics

Site type	Greenfield
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description	
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Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

SHLAA conclusions

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

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works	
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Environment Agency

Constraints	

LCC

Ecology support	
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Ecology boundary

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Education comments

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Flood Risk

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Utilities

Gas			

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage			

Natural England

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

App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations

N32 Greenbelt	99.96	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input checked="" type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Bramley
Nearest train station distance (m)	2984.03
Nearest bus stop	11763
Nearest bus stop distance (m)	404.37

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

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

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Pro
Whilst I support the boundaries of the city of Leeds Urban area not drifting further and further out (for example into Wharfedale) I would not expect exemptions for under-developed areas (for example Farsley and Calverley) at the expense of areas which are already heavily developed (my example in this case being Pudsey).

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Site sieved out. Not within settlement hierarchy

Outer West

1322 Airedale Mills, Rodley

Site Details

Easting	422928	Northing	436130	Site area ha	1.9	SP7	Main Urban Area Infill
HMCA	Outer West				Ward	Bramley and 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.
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

Outer West

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 accessibility all round except average for health.

4

Access comments

Bridge access works required as per previous development proposals

4

Local network comments

Cumulative impact on ring road

4

Mitigation measures

Local capacity works possible, suitable bridge constructed, footway works

Total score

12

Highways site support

Yes with mitigation

Contingent on other sites

Contingent on other sites

Highways Agency

Impact No material impact Network Status No objection

n/a

Network Rail

Yorkshire Water

Treatment Works 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.

1322 Airedale Mills, Rodley

LCC	
Ecology support	Not supported
Not supported (RED). No site-specific designations but is located within an important wildlife corridor between the River Aire and the canal – current industrial development acts as a barrier to this wildlife corridor function. Residential development will increase the direct and indirect disturbance to wildlife in this location. Any previous development should be removed and the land allowed to provide an improved wildlife function (potential Leeds Habitat Network) - lack of development will help protect/buffer Rodley Nature Reserve immediately to the north.	

Ecology boundary	

Education comments	

Flood Risk	
Largely Flood Zone 1. Part of the Eastern part of the site is designated as a canal embankment by British Waterways, (now Canals and rivers Trust)	

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 CF5M051 and CF5E005 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		
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App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations	Core Strategy
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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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Main Urban Area	99.99	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

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

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Bramley
Nearest train station distance (m)	1996.36
Nearest bus stop	13362
Nearest bus stop distance (m)	121.83

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

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

Conclusions

Issues and Options Summary

The site 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.

Outer West

1328 Roker Lane (land to south of), Pudsey , LS28

Site Details

Easting	422900	Northing	432171	Site area ha	1.1	SP7	Main Urban Area Extension
HMCA	Outer West				Ward	Pudsey	

Site Characteristics

Site type	Greenfield
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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 unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

Outer West

1328 Roker Lane (land to south of), Pudsey , LS28

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 infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Poor public transport. Good primary school accessibility. Average health and secondary school accessibility.

Rank (1-5)

2

Access comments

No frontage to the adopted highway

1

Local network comments

Congestion in Pudsey

3

Mitigation measures

Total score

6

Highways site support

No

Contingent on other sites

Contingent on other sites

Highways Agency

Impact	No material impact	Network Status	No objection
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

1328 Roker Lane (land to south of), Pudsey , LS28

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

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

App Number	Proposal	Decision	% of site

Spatial relationships

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

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

Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	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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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
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input type="checkbox"/>

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

Conclusions

Issues and Options Summary

Green Belt site. The 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.

Outer West

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

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 unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

Outer West

1337 Harrogate Road - Stylo House Apperley Bridge Bradford BD10

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

3

Access comments

Existing accesses to the site which would need slight changes.

4

Local network comments

Congestion in Bradford, cumulative impact into Leeds.

4

Mitigation measures

Access works

Total score

11

Highways site support

Yes

Contingent on other sites

Contingent on other sites

Highways Agency

Impact No material impact

Network Status

No objection

n/a

Network Rail

Yorkshire Water

Treatment Works 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

FZ2/3 runs through site. See comments in main text of our response.

Outer West

1337 Harrogate Road - Stylo House Apperley Bridge Bradford BD10

LCC	
Ecology support	Supported with mitigation
Supported with mitigation to protect and enhance the Leeds Liverpool Canal SEGI, and to deculvert the Carr Beck together with provision of a 20 metre buffer either side of the beck to provide a wildlife corridor. Bats and Otters to consider.	

Ecology boundary	

Education comments	

Flood Risk	
Large part of the Eastern 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	
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 CF5M051 and CF5E005 are all within 2km of this nationally 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	A	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
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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	<input checked="" type="checkbox"/>	
Sch. Ancient Mon.	0.00	

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

Regeneration Areas	
Inner South RA	0.00
LB Corridor RA	66.73
EASEL RA	0.00
Aire Valley RA	0.00
West Leeds Gateway	0.00

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	New Pudsey
Nearest train station distance (m)	3693.88
Nearest bus stop	13747
Nearest bus stop distance (m)	137.27

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

Conclusions

Issues and Options Summary

The site is 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
522	8	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

Outer West

1341 Tong Road, Farnley - adj to Whingate Primary School

Site Details

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
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On-site land uses

Storage

Dwellings

Neighbouring land uses

Dwellings

Education

Other land uses - None

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

Description

Brownfield site, currently untidy with a single dwelling surrounded by large amount of scrap metal. Set within the main urban area, the site is surrounded by development. A road frontage runs along the southern and eastern boundaries. The east and west abut residential development and there is also a playing pitch and school to the east/north. Trees line the boundaries.

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

Outer West

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

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SHLAA conclusions

Availability: Short (≤ 5 yrs)

Suitability: Suitable

Achievability: Short (≤ 5 yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

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

Mitigation measures

Improvements to access radii and traffic calming on Albany Street, possibly funded through financial contributions from cumulative planning applications.

Total score

14

Highways site support

Yes

Contingent on other sites

Contingent on other sites

Highways Agency

Impact	No material impact	Network Status	No objection
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n/a

Network Rail

Yorkshire Water

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

Environment Agency

Constraints

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

Outer West

1341 Tong Road, Farnley - adj to Whingate Primary School

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

App Number	Proposal	Decision	% of site
14/00970/FU	Single storey retail food store with car parking, landscaping and associated works	A	96

Spatial relationships

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

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

Other Spatial Relationship

LCC ownership %	5.92
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Nearest train station	Burley Park
Nearest train station distance (m)	2597.81
Nearest bus stop	7892
Nearest bus stop distance (m)	78.64

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

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

Conclusions

Issues and Options Summary

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 available as planning permission granted for a supermarket on site.

Outer West

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 unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

Outer West

1342 Kilburn Road, Farnley

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

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SHLAA conclusions

Availability: Short (early)

Suitability: Suitable

Achievability: 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 adopted highways.

5

Local network comments

Local network capacity, likely cumulative impact on Inner Ring Road and Outer Ring Road.

4

Mitigation measures

Footway required on Thornhill Road and Kilburn Road, possible cumulative fund required.

Total score

14

Highways site support

Yes

Contingent on other sites

Contingent on other sites

Highways Agency

Impact	No material impact	Network Status	No objection
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n/a

Network Rail

NR land opposite side of Thornhill Road - new site? General asset protection issues

Yorkshire Water

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

Environment Agency

Constraints

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

Outer West

1342 Kilburn Road, Farnley

LCC

Ecology support

Supported

Supported

Ecology boundary

Education comments

Flood Risk

Flood Zone 1. YW (combined) public sewer crosses the site.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

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

App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations

N32 Greenbelt	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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	58.60
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Nearest train station	Burley Park
Nearest train station distance (m)	2301.63
Nearest bus stop	2769
Nearest bus stop distance (m)	73.12

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

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

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

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 emissions 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.

Outer West

1343A Harper Gate Farm, Tyersal Lane, Bradford BD4 0RD

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
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On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	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 unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

Outer West

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

Poor accessibility all round.

Rank (1-5)

1

Access comments

Good frontage onto Tyersal Lane.

5

Local network comments

Spare local capacity, further network impacts more likely in Bradford.

4

Mitigation measures

Public transport improvements, may need local capacity improvements, footway improvements on Tyersal Lane.

Total score

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.

Outer West

1343A Harper Gate Farm, Tyersal Lane, Bradford BD4 0RD

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

Core Strategy		
Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
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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Nearest train station	New Pudsey
Nearest train station distance (m)	2874.63
Nearest bus stop	6663
Nearest bus stop distance (m)	252.63

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

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

Conclusions

Issues and Options Summary

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.

Outer West

1343B Harper Gate Farm, Tyersal Lane, Bradford BD4 0RD

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

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 unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

Outer West

1343B 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

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

Availability: Short (early)

Suitability: Suitable

Achievability: Medium (6-10yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Poor accessibility all round.

Rank (1-5)

1

Access comments

Good frontage onto Tyersal Lane.

5

Local network comments

Spare local capacity, further network impacts more likely in Bradford.

4

Mitigation measures

Public transport improvements, may need local capacity improvements, footway improvements on Tyersal Lane

Total score

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.

Outer West

1343B Harper Gate Farm, Tyersal Lane, Bradford BD4 0RD

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			Core Strategy		
N32 Greenbelt	72.95	% overlap	Main Urban Area	0.00	% overlap
N34 PAS	0.00		Major Settlement	0.00	
RL1 Rural Land	0.00		Minor Settlement	0.00	
N1 Greenspace	0.00		Overlaps Urban Extension	<input checked="" type="checkbox"/>	
N1A Allotments	0.00				
N5 Open Space	0.00				
N6 Playing Pitch	0.00				
N8 Urban Green Corridor	0.00				
CC Shopping Quarter	0.00				
UDP City Centre	0.00				
S2S6 Town Centre	0.00				
Proposed Local Centre	0.00				
Overlaps N37 SLA	<input checked="" type="checkbox"/>				
Sch. Ancient Mon.	0.00				
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				

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	New Pudsey
Nearest train station distance (m)	2687.62
Nearest bus stop	6663
Nearest bus stop distance (m)	496.36

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

Conclusions

Issues and Options Summary

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 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

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	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 unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

Outer 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	
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Network Rail

Yorkshire Water

Treatment Works	
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Environment Agency

Constraints	
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LCC

Ecology support	
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Ecology boundary

Education comments

Flood Risk

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

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

Core Strategy

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

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Cottingley
Nearest train station distance (m)	1896.10
Nearest bus stop	8510
Nearest bus stop distance (m)	104.36

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps HSE Major Hazard	<input checked="" type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input checked="" type="checkbox"/>

Conclusions

Issues and Options Summary

Vacant brownfield site located within a mixed area of commercial and residential uses. Suitable for mixed uses of housing and employment use.

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation

Preferred housing allocation with mixed uses

DPP Allocation Conclusion

Brownfield site suitable for mixed use half housing and half employment

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
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description	
-------------	--

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

SHLAA conclusions

Availability: Short (= <5 yrs) Suitability: LDF to determine Achievability: Longterm (11+yrs)

Summary of infrastructure provider comments

Highways Agency	
Impact	Network Status

Network Rail

Yorkshire Water
Treatment Works

Environment Agency
Constraints

LCC
Ecology support

Ecology boundary

Education comments

Flood Risk

Utilities
Gas

Electric

Fire and Rescue

Telecoms

Other
English Heritage

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations

N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input checked="" type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	99.98
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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	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input checked="" type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Pro
Whilst I support the boundaries of the city of Leeds Urban area not drifting further and further out (for example into Wharfedale) I would not expect exemptions for under-developed areas (for example Farsley and Calverly) at the expense of areas which are already heavily developed (my example in this case being Pudsey). 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 settlement hierarchy

Outer West

2120 Hill Foot Farm, Pudsey

Site Details

Easting	420676	Northing	433965	Site area ha	2.7	SP7	Main Urban Area Infill
HMCA	Outer West				Ward	Calverley and Farsley	

Site Characteristics

Site type	Greenfield
-----------	------------

On-site land uses

Vacant land

Other

Post and Telecom

Neighbouring land uses

Unmanaged Forest

Dwellings

Transport tracks and ways

Other land uses

Garages

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 unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

Outer West

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

Good accessibility all round.

Rank (1-5)

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

Mitigation measures

Access improvement works may be required.

Total score

14

Highways site support

Yes with mitigation.

Contingent on other sites

Contingent on other sites

Highways Agency

Impact	No material impact	Network Status	No objection
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n/a

Network Rail

Railway tunnels under site

Yorkshire Water

Treatment Works	Knothrop
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Knothrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knothrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints	Pylon in the middle of site
-------------	-----------------------------

FZ1 over 1 ha. See comments in main text of our response.

Outer West

2120 Hill Foot Farm, Pudsey

LCC

Ecology support

Supported

Supported

Ecology boundary

Education comments

Flood Risk

Flood Zone 1. 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			Core Strategy		
N32 Greenbelt	0.00	% overlap	Main Urban Area	100.00	% overlap
N34 PAS	100.00		Major Settlement	0.00	
RL1 Rural Land	0.00		Minor Settlement	0.00	
N1 Greenspace	0.00		Overlaps Urban Extension	<input checked="" type="checkbox"/>	
N1A Allotments	0.00				
N5 Open Space	0.00				
N6 Playing Pitch	0.00				
N8 Urban Green Corridor	100.00				% overlap
CC Shopping Quarter	0.00		Inner South RA	0.00	
UDP City Centre	0.00		LB Corridor RA	100.00	
S2S6 Town Centre	0.00		EASEL RA	0.00	
Proposed Local Centre	0.00		Aire Valley RA	0.00	
Overlaps N37 SLA	<input type="checkbox"/>		West Leeds Gateway	0.00	
Sch. Ancient Mon.	0.00				

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	New Pudsey
Nearest train station distance (m)	570.23
Nearest bus stop	13162
Nearest bus stop distance (m)	162.14

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

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 eroding 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.

Outer West

2121 Calverley Lane, Farsley

Site Details

Easting	421551	Northing	435828	Site area ha	2.8	SP7	Main Urban Area Extension
HMCA	Outer West				Ward	Calverley and Farsley	

Site Characteristics

Site type	Greenfield
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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 eastern 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 unrestricted sprawl of large built up areas

Would development lead to/constitute ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

Outer 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

Poor public transport. Good accessibility to health services and primary /secondary schools.

Rank (1-5)

3

Access comments

Good frontage onto adopted highway, requires footways.

4

Local network comments

Congestion on Ring Road.

3

Mitigation measures

Public transport bus improvements, link with other sites, footway works, improvements to highways and ring road connections.

Total score

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
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n/a

Network Rail

Yorkshire Water

Treatment Works	Knostrop
-----------------	----------

Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

FZ1 over 1 ha and 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 CF5M051 and CF5E005 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
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App Number	Proposal	Decision	% of site
13/04824/OT	Outline application for development of circa 70 dwellings, including access works	A	100

Spatial relationships

UDP Designations	Core Strategy
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N32 Greenbelt	0.00	% overlap
N34 PAS	100.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Main Urban Area	0.04	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas	
Inner South RA	0.00
LB Corridor RA	100.00
EASEL RA	0.00
Aire Valley RA	0.00
West Leeds Gateway	0.00

Other Spatial Relationship

LCC ownership %	0.01
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Nearest train station	New Pudsey
Nearest train station distance (m)	1579.19
Nearest bus stop	1151
Nearest bus stop distance (m)	424.90

Agricultural classification	Grade 3
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

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

Site Details

Easting	424553	Northing	430894	Site area ha	5.7	SP7	Other Rural Extension
HMCA	Outer West				Ward	Farnley and Wortley	

Site Characteristics

Site type	Greenfield
-----------	------------

On-site land uses

Agriculture

Neighbouring land uses

Dwellings

Other land uses - None

Topography	Flat	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 unrestricted sprawl of large built up areas

Would development lead to/constitute ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Outer 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 Side Lane than Walsh Lane

4

Local network comments

A58 congestion

3

Mitigation measures

Total score

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

Knothrop

Knothrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knothrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

FZ1 over 1 ha. See comments in main text of our response.

LCC

Ecology support

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

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations			Core Strategy		
N32 Greenbelt	0.00	% overlap	Main Urban Area	0.00	% overlap
N34 PAS	100.00		Major Settlement	0.00	
RL1 Rural Land	0.00		Minor Settlement	0.00	
N1 Greenspace	0.00		Overlaps Urban Extension	<input checked="" type="checkbox"/>	
N1A Allotments	0.00				
N5 Open Space	0.00				
N6 Playing Pitch	0.00				
N8 Urban Green Corridor	0.00				
CC Shopping Quarter	0.00				
UDP City Centre	0.00				
S2S6 Town Centre	0.00				
Proposed Local Centre	0.00				
Overlaps N37 SLA	<input type="checkbox"/>				
Sch. Ancient Mon.	0.00				

Other Spatial Relationship

LCC ownership %	9.46
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Nearest train station	Cottingley
Nearest train station distance (m)	2949.07
Nearest bus stop	4741
Nearest bus stop distance (m)	184.87

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Designated as 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 Side 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, Stephenson's 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 to 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.

Site Details

Easting	425697	Northing	431076	Site area ha	21.7	SP7	Main Urban Area Extension
HMCA	Outer South West, Outer West				Ward	Farnley and Wortley	

Site Characteristics

Site type	Greenfield
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On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

Topography	Sloping	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	No

Description

Isolated greenfield site with agricultural use. No road frontage.

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	No
Would development result in an isolated development?	Yes
Is the site well connected to the built up area?	No
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	No

Unrestricted Sprawl Conclusion	High potential to lead to unrestricted sprawl
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2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	No

Coalescence Conclusion	No merging but would significantly reduce the green belt gap
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3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas (SSSIs)	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	Yes
Does the site contain buildings	Yes
Are these buildings used for agricultural purposes?	Yes

Encroachment Conclusion	Site does not perform an important role in safeguarding from encroachment
-------------------------	---

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	No
Can development preserve this character?	

Character Conclusion	No effect on the setting and special character of historic features
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Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Isolated site that relates poorly to the built up area. Development would reduce separation between settlements. High potential for further sprawl.

SHLAA conclusions

Availability: Unknown Suitability: LDF to determine Achievability: Longterm (11+yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments
Good accessibility for employment and health but very poor accessibility for secondary and primary education
Rank (1-5)
3

Access comments
Site 1171 required for access
3

Local network comments
Congestion on Outer Ring Road and M621
3

Mitigation measures
Singalisation of access junction and Ring Road roundabout, poss mitigation for M621
Total score
9

Highways site support
Partial Yes - with mitigation and combine with 1171

Contingent on other sites
Combine with 1171

Contingent on other sites
Combine with 1171

Public transport accessibility comments
Good
Rank (1-5)
5

Access comments
No direct access, would need site 1177A
1

Local network comments
A58 congestion
3

Mitigation measures
combine with 1171A
Total score
9

Highways site support
no

Contingent on other sites
1171A

Outer West

2159 **Whitehall Road, Craven Park, Farnley**

Contingent on other sites

1171A

Highways Agency

Impact	No material impact	Network Status	No objection
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n/a

Network Rail

Yorkshire Water

Treatment Works	Knostrop
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Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

FZ1 over 1 ha. See comments in main text of our response.

LCC

Ecology support	Supported
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Supported

Ecology boundary

Education comments

Flood Risk

Flood Zone 1

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations

N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Cottingley
Nearest train station distance (m)	1964.12
Nearest bus stop	1023
Nearest bus stop distance (m)	327.23

Agricultural classification	Grade 3
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Green Belt site. Isolated site unconnected to the built up area. Development would affect the Green Belt gap between Farnley and the urban area.

Site affects others?

Sustainability summary

Significant negative - greenfield site. Minor negative - access to schools. Minor positive - access to health and flood risk.

Summary of reps

Supportive of no housing development on the site, due to include Green Belt, traffic congestion and impact on local infrastructure.

Pros

Cons

Traffic congestion and road safety, pressure on infrastructure, green belt and visual impact.

Statutory

WYCA

Falls within 400m of the current core bus network. From a public transport perspective, this site (in principle) would be acceptable for housing development. For the larger sites, site specific mitigation would be required but it is unlikely that substantial bus service provision would be required at these sites (based on the current public transport network).

304m to core bus network

7 buses per hour

Within 20 mins to primary school

Within 30 mins to secondary school

Within 20 mins to primary health

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. Isolated site unconnected to the built up area. Development would affect the Green Belt gap between Farnley and the urban area.

Site Details

Easting	424216	Northing	430084	Site area ha	10.9	SP7	Other Rural Extension
HMCA	Outer South West, Outer West				Ward	Farnley and Wortley	

Site Characteristics

Site type	Greenfield
-----------	------------

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

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 unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	No
Would development result in an isolated development?	Yes
Is the site well connected to the built up area?	No
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	Yes
Unrestricted Sprawl Conclusion	High potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	Yes
Coalescence Conclusion	Coalescence/merging settlements

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	Yes
Does the site provide access to the countryside	Yes
Does the site include local/national nature conservation areas (SSSIs)	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	Yes
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	No
Encroachment Conclusion	Site performs an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	No
Can development preserve this character?	
Character Conclusion	Marginal effect on the setting & special character, could be mitigated against through appropriate detailed design

Outer West

3001 Land at Upper Moorside, Whitehall Road Farnley

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

Achievability: Longterm (11+yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

Access point makes site remote from most facilities.

2

Access comments

No safe access possible at location that the site meets the highway at the Whitehall Road / Gildersome Lane junction.

1

Local network comments

A58 congestion

3

Mitigation measures

Total score

6

Highways site support

No

Contingent on other sites

Contingent on other sites

Highways Agency

Impact	No material impact	Network Status	No objection
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Network Rail

Yorkshire Water

Treatment Works	Knothrop
-----------------	----------

Knothrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knothrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

FZ1 over 1 ha. See comments in main text of our response.

Outer West

3001 Land at Upper Moorside, Whitehall Road Farnley

LCC

Ecology support

Supported with mitigation

Supported with mitigation. The southern boundary of this proposed allocation lies along the Farnley Wood Beck. This is an important wildlife corridor and UK BAP priority habitat which should be protected and enhanced by providing a minimum buffer from development of 20 metres. There are a number of hedgerows 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	A	100

Spatial relationships

UDP Designations		
N32 Greenbelt	99.90	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	

Core Strategy		
Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

3001 Land at Upper Moorside, Whitehall Road Farnley

Sch. Ancient Mon.	0.00
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Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Cottingley
Nearest train station distance (m)	3168.05
Nearest bus stop	6177
Nearest bus stop distance (m)	281.94

Agricultural classification	Grade 3
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input checked="" type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input checked="" type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Green Belt site. 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	7	Yes	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

Easting	419375	Northing	433163	Site area ha	1.6	SP7	Main Urban Area Extension
HMCA	Outer West				Ward	Calverley and Farsley	

Site Characteristics

Site type	Mix 70:30
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On-site land uses

Storage

Vacant land

Neighbouring land uses

Dwellings

Vacant land

Transport tracks and ways

Other land uses - None

Topography	Undulating	Landscape	Limited Tree Cover
Boundaries	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 storage. 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 unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	No
Would development result in an isolated development?	No
Is the site well connected to the built up area?	Yes
Would development round off the settlement?	Partial
Is there a good existing barrier between the existing urban area and the undeveloped land?	Yes
Unrestricted Sprawl Conclusion	Low potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?		Yes	
Do features provide boundaries to contain the development?		No	
Coalescence Conclusion	No merging of settlements		

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	Yes	
Does the site provide access to the countryside	No	
Does the site include local/national nature conservation areas (SSSIs)	No	
Areas of protected/unprotected woodland/trees/hedgerows?	No	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	Yes	
Does the site contain buildings	Yes	
Are these buildings used for agricultural purposes?	No	
Encroachment Conclusion	Site does not perform an important role in safeguarding from encroachment	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	No
Can development preserve this character?	
Character Conclusion	No effect on the setting and special character of historic features

Outer West

3011 Dick Lane Garage Dick Lane Thornbury Bradford

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.

4

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

Mitigation measures

Access works, possible public transport improvements, possible capacity contributions.

Total score

12

Highways site support

Yes

Contingent on other sites

Contingent on other sites

Highways Agency

Impact	No material impact	Network Status	No objection
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n/a

Network Rail

General asset protection issues

Yorkshire Water

Treatment Works	Knothrop
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Knothrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knothrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

FZ1 over 1 ha. See comments in main text of our response.

Outer West

3011 Dick Lane Garage Dick Lane Thornbury Bradford

LCC	
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Ecology support	Supported
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Supported

Ecology boundary

Education comments	
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Flood Risk	
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Flood Zone 1. Large part of site susceptible to surface water flooding.

Utilities

Electric

[illegible]

Telecoms

Other	
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English Heritage	
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Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
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App Number	Proposal	Decision	% of site
------------	----------	----------	-----------

App Number	Proposal	Decision	% of site
------------	----------	----------	-----------

App Number	Proposal	Decision	% of site
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Spatial relationships

UDP Designations

N32 Greenbelt	72.28
N34 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	<input type="checkbox"/>
Sch. Ancient Mon.	0.00

Core Strategy

Main Urban Area	0.00
Major Settlement	0.00
Minor Settlement	0.00
Overlaps Urban Extension	<input checked="" type="checkbox"/>

Regeneration Areas

Inner South RA	0.00
LB Corridor RA	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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Nearest train station	New Pudsey
Nearest train station distance (m)	2097.82
Nearest bus stop	4242
Nearest bus stop distance (m)	89.54

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

The site is 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)	Buses Per Hour	Access to Primary Schools	Access to Secondary Schools	Access to Primary Health
421	25	No	No	No

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.

Outer West

3039 115-127 Waterloo Road, Pudsey

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
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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 unrestricted sprawl of large built up areas

Would development lead to/constitute ribbon development?	No
Would development result in an isolated development?	No
Is the site well connected to the built up area?	No
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	Yes
Unrestricted Sprawl Conclusion	High potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	No
Coalescence Conclusion	No merging but there is no defensible boundary

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas (SSSIs)	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	Yes
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	No
Encroachment Conclusion	Site does not perform an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	No
Can development preserve this character?	
Character Conclusion	No effect on the setting and special character of historic features

Outer West

3039 115-127 Waterloo Road, Pudsey

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)

4

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

10

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
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n/a

Network Rail

Yorkshire Water

Treatment Works	Knostrop
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Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

FZ1 over 1 ha. See comments in main text of our response.

Outer West

3039115-127 Waterloo Road, Pudsey

LCC	
Ecology support	Supported with mitigation
Supported but with mitigation to protect and enhance hedgerow connectivity in the north area which will be used by commuting bats from a nearby roost.	

Ecology boundary	

Education comments	

Flood Risk	
Flood Zone 1. YW public (combined) sewer crosses Northern tip of site.	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
English Heritage	

Natural England	

Planning HistoryApplications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.88	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	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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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
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Green Belt site. 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.

Outer West

3040 Tyersal Beck, North of Gibralter Mill, Pudsey

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
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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 unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	Yes
Would development result in an isolated development?	Yes
Is the site well connected to the built up area?	No
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	Yes
Unrestricted Sprawl Conclusion	High potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	No
Coalescence Conclusion	No merging but there is no defensible boundary

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	Yes
Does the site provide access to the countryside	Yes
Does the site include local/national nature conservation areas (SSSIs)	No
Areas of protected/unprotected woodland/trees/hedgerows?	Yes
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	Yes
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	No
Encroachment Conclusion	Site performs an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	No
Can development preserve this character?	
Character Conclusion	No effect on the setting and special character of historic features

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 enviroment and would impact on the countryside. High potential for

Outer West

3040 Tyersal Beck, North of Gibraltar Mill, Pudsey

further sprawl.

SHLAA conclusions

Availability: Unknown

Suitability: LDF to determine

Achievability: Longterm (11+yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Good public transport connections. Good access to health services and primary education. Average accessibility to secondary education.

Rank (1-5)

4

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

10

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
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n/a

Network Rail

Yorkshire Water

Treatment Works	Knostrop
-----------------	----------

Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

FZ1 over 1 ha. See comments in main text of our response.

LCC

Ecology support	Not supported
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Not supported (RED). No site-specific designations but Tyersall Beck and well wooded strip and scrub, UK BAP Priority Habitat (potential Leeds

Outer West

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

App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations

N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	100.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

3040 Tyersal Beck, North of Gibraltar Mill, Pudsey

LCC ownership %	0.00
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Nearest train station	New Pudsey
Nearest train station distance (m)	1239.16
Nearest bus stop	11093
Nearest bus stop distance (m)	281.93

Agricultural classification	Grade 3
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Green Belt site. 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.

Outer West

3041Bradley Lane and Gibraltar Lane, Pudsey

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
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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 unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?		Yes
Would development result in an isolated development?		No
Is the site well connected to the built up area?		No
Would development round off the settlement?		No
Is there a good existing barrier between the existing urban area and the undeveloped land?		No
Unrestricted Sprawl Conclusion	High potential to lead to unrestricted sprawl	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No	
Do features provide boundaries to contain the development?	No	
Coalescence Conclusion	No merging but there is no defensible boundary	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	No	
Does the site provide access to the countryside	Yes	
Does the site include local/national nature conservation areas (SSSIs)	No	
Areas of protected/unprotected woodland/trees/hedgerows?	No	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	Yes	
Does the site contain buildings	Yes	
Are these buildings used for agricultural purposes?	No	
Encroachment Conclusion	Site performs an important role in safeguarding from encroachment	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	No	
Can development preserve this character?		
Character Conclusion	No effect on the setting and special character of historic features	

Outer West

3041 Bradley Lane and Gibraltar Lane, Pudsey

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: Unknown

Suitability: LDF to determine

Achievability: Longterm (11+yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Good accessibility all round.

Rank (1-5)

4

Access comments

Requires 1195 and 3124 to come forward, unsuitable to have access on private road of Gibraltar Road.

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, private pedestrian/cycle route improvements on Gibraltar Road required, local capacity improvements may be required

Total score

10

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
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n/a

Network Rail

Yorkshire Water

Treatment Works	Knostrap
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Knostrap High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrap High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

FZ1 over 1 ha. See comments in main text of our response.

Outer West

3041Bradley Lane and Gibraltar Lane, Pudsey

LCC

Ecology support

Not supported

Not supported (RED). No site-specific designations but acidic grassland or other semi-improved grassland present and also scrub which provides a valuable wildlife corridor.

Ecology boundary

Supported with mitigation if Red hatched area excluded and boundary substantially amended as per drawing RM/3041. Mitigation will still be required to ensure impacts on adjacent habitats are addressed.

Education comments

Flood Risk

Largely Flood Zone 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		
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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	37.39	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	100.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	0.08
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Nearest train station	New Pudsey
Nearest train station distance (m)	1170.17
Nearest bus stop	7443
Nearest bus stop distance (m)	204.85

Agricultural classification	Grade 3
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

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.

Outer West

3048 Land to rear of Kent Close, Pudsey

Site Details

Easting	423284	Northing	433124	Site area ha	2	SP7	Main Urban Area Extension
HMCA	Outer West				Ward	Pudsey	

Site Characteristics

Site type	Greenfield
On-site land uses	
Vacant land	
Neighbouring land uses	
Dwellings	
Vacant land	
Agriculture	

Other land uses - None

Topography		Landscape	Limited Tree Cover
Boundaries	Poorly defined	Road front	No

Description	Greenfield site. Predominantly rough grassland with a residential property in the north west corner.
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Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	Yes
Unrestricted Sprawl Conclusion	High potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	No merging of settlements

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	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	

Outer West

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: Longterm (11+yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
Poor public transport accessibility. Good access to health services and primary / secondary education.	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
Mitigation measures	Total score
Public transport bus improvements, footway improvements on Hough Side Road, possible capacity works on local highway.	8
Highways site support	
No	
Contingent on other sites	
Yes with 1060 and 1213	
Contingent on other sites	
Yes with 1060 and 1213	

Highways Agency

Impact	Network Status

Network Rail

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Yorkshire Water

Treatment Works

Environment Agency

Constraints

LCC

Ecology support

Outer West

3048 Land to rear of Kent Close, Pudsey

Ecology boundary

Education comments

Flood Risk

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations			Core Strategy		
N32 Greenbelt	99.50	% overlap	Main Urban Area	0.50	% overlap
N34 PAS	0.00		Major Settlement	0.00	
RL1 Rural Land	0.00		Minor Settlement	0.00	
N1 Greenspace	0.00		Overlaps Urban Extension	<input checked="" type="checkbox"/>	
N1A Allotments	0.00				
N5 Open Space	0.00				
N6 Playing Pitch	0.00				
N8 Urban Green Corridor	0.00				
CC Shopping Quarter	0.00				
UDP City Centre	0.00				
S2S6 Town Centre	0.00				
Proposed Local Centre	0.00				
Overlaps N37 SLA	<input type="checkbox"/>				
Sch. Ancient Mon.	0.00				

Other Spatial Relationship

LCC ownership %	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 stop	6956
Nearest bus stop distance (m)	249.91

Agricultural classification	Grade 3
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Site 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.

Outer West

3050 Equestrian Centre, Acres Hall Avenue, Pudsey

Site Details

Easting	423394	Northing	432753	Site area ha	3.2	SP7	Main Urban Area Extension
HMCA	Outer West				Ward	Pudsey	

Site Characteristics

Site type	Greenfield
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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 unrestricted sprawl of large built up areas

Would development lead to/constitute ribbon development?	No
Would development result in an isolated development?	No
Is the site well connected to the built up area?	Yes
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	No
Unrestricted Sprawl Conclusion	High potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	No
Coalescence Conclusion	No merging but there is no defensible boundary

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	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 preserve this character?	
Character Conclusion	Marginal effect on the setting & special character, could be mitigated against through appropriate detailed design

Outer West

3050 Equestrian Centre, Acres Hall Avenue, Pudsey

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)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

Poor public transport accessibility. Good access to health services and primary/ secondary education.

3

Access comments

Good frontage onto adopted highway from two sides

5

Local network comments

Local congestion on Outer Ring Road and Pudsey

3

Mitigation measures

Public transport bus improvements, possible capacity works on local highway.

Total score

11

Highways site support

Partial Yes with mitigation and improvements in public transport.

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 impact	Network Status	No objection
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n/a

Network Rail

Yorkshire Water

Treatment Works	Knothrop
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Knothrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knothrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

FZ1 over 1 ha. See comments in main text of our response.

Outer West

3050 Equestrian Centre, Acres Hall Avenue, Pudsey

LCC

Ecology support

Supported

Supported

Ecology boundary

Education comments

Flood Risk

Flood Zone 1. YW public (surface water) sewer runs just inside Southern boundary.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations		
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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	0.03	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	100.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	1.64
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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
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input checked="" type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

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.

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.
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

--

Outer West

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

Poor public transport and health service connection. Good access to primary / secondary education.

Rank (1-5)

3

Access comments

Access onto Tyersal Close achievable but requires footway works.

4

Local network comments

Local spare capacity, cumulative congestion likely on A647.

4

Mitigation measures

Footway works.

Total score

11

Highways site support

No due to poor 15 min public transport and health accessibility.

Contingent on other sites

Contingent on other sites

Highways Agency

Impact	No material impact	Network Status	No objection
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n/a

Network Rail

Yorkshire Water

Treatment Works	Knostrop
-----------------	----------

Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

FZ1 over 1 ha. See comments in main text of our response.

LCC

Ecology support	Supported
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Supported

Outer West

3121 Tyresal 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			Core Strategy		
N32 Greenbelt	0.05	% overlap	Main Urban Area	0.00	% overlap
N34 PAS	0.00		Major Settlement	0.00	
RL1 Rural Land	0.00		Minor Settlement	0.00	
N1 Greenspace	0.00		Overlaps Urban Extension	<input checked="" type="checkbox"/>	
N1A Allotments	0.00				
N5 Open Space	0.00				
N6 Playing Pitch	0.00				
N8 Urban Green Corridor	0.00				
CC Shopping Quarter	0.00				
UDP City Centre	0.00				
S2S6 Town Centre	0.00				
Proposed Local Centre	0.00				
Overlaps N37 SLA	<input type="checkbox"/>				
Sch. Ancient Mon.	0.00				

Other Spatial Relationship		
LCC ownership %		0.00

Nearest train station	New Pudsey
Nearest train station distance (m)	1845.78
Nearest bus stop	12780
Nearest bus stop distance (m)	198.94

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input checked="" type="checkbox"/>

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	Access to Primary Schools	Access to Secondary Schools	Access to Primary Health
754	4	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.

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 unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	Yes
Would development result in an isolated development?	Yes
Is the site well connected to the built up area?	No
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	Yes
Unrestricted Sprawl Conclusion	Low potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	Yes
Do features provide boundaries to contain the development?	No
Coalescence Conclusion	No merging of settlements

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	Yes
Does the site provide access to the countryside	Yes
Does the site include local/national nature conservation areas (SSSIs)	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	Yes
Does the site contain buildings	Yes
Are these buildings used for agricultural purposes?	No
Encroachment Conclusion	Site does not perform an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	No
Can development preserve this character?	
Character Conclusion	No effect on the setting and special character of historic features

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Site is slightly isolated from main urban area but is well contained by trees, limiting the potential for further sprawl.

Outer West

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

Good access to public transport, health and primary education. Average accessibility to secondary education.

Rank (1-5)

4

Access comments

Requires 1195 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

10

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
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n/a

Network Rail

Yorkshire Water

Treatment Works	Knostrop
-----------------	----------

Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

FZ3 encroaches into site. Tyersal beck runs to east of site. On top of historic landfill. See comments in main text of our response.

LCC

Ecology support	Supported with mitigation
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Supported with mitigation to protect and enhance the Tyersal Beck to the south west - providing a 20 metre buffer to the beck.

Outer West

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

App Number	Proposal	Decision	% of site
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Spatial relationships

UDP Designations

N32 Greenbelt	99.92	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.08	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	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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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	Grade 3
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Green Belt site. The 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.

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	Greenfield
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

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

Outer West

3179 Former Bowling Green, Intake Road, Pudsey

11/02097/RM	Erection of 6 houses to vacant site	A	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	A	100
10/01604/OT	Outline Application for the erection of 6 houses to vacant site	A	100

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	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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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
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input checked="" type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation
Identified housing site

DPP Allocation Conclusion
Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted

Outer West

3196 Elder Road, LS13

Site Details

Easting	424359	Northing	434302	Site area ha	0.4	SP7	Main Urban Area Infill
HMCA	Outer West				Ward	Armley	

Site Characteristics

Site type	Brownfield
On-site land uses	
Other	
Neighbouring land uses	
Dwellings	
Transport tracks and ways	
Other land uses	
Working Men's Club	

Topography	Sloping	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

Outer West

3196 Elder Road, 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: Suitable Achievability: Short (= <5yrs)

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 of local services	5
Access comments	
Adequate frontage/s for suitable access/es and visibility splays within site / adopted highway	5
Local network comments	
Brownfield site limited development	4
Mitigation measures	Total score
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	

Outer West

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
12/00085/COND	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	A	100

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	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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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
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Brownfield site within urban area, part of site currently a working men's club. Has previous permission for residential. No objections.

Site affects others?

Sustainability summary

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
156	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

Outer West

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				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 unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Outer West

3202 120-122 Smalewell 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

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Ecology boundary

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Education comments

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Flood Risk

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Utilities

Gas	

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage	

Natural England

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Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
10/01232/COND	Consent, agreement or approval required by conditions 2, 3, 18 and 21 of Planning Application 07/06537/FU	SPL	94

Outer West

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	A	94
10/02211/FU	Addition of conservatories to 5 dwellings - amendment to previous approvals 07/06537/FU and 07/06583/FU	A	99

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	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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Nearest train station	New Pudsey
Nearest train station distance (m)	1635.54
Nearest bus stop	13137
Nearest bus stop distance (m)	408.35

Agricultural classification	Grade 4
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input checked="" type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation
Identified housing site

DPP Allocation Conclusion
Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted

Outer West

3203 Lumby Lane

Site Details

Easting	422770	Northing	432410	Site area ha	0.3	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

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

SHLAA conclusions

Availability: Short (=<5 yrs) Suitability: Suitable Achievability: Short (=<5yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
No PT, OK health and education	2

Access comments	

Local network comments	

Mitigation measures	Total score

Highways site support	

Contingent on other sites	

Contingent on other sites	

Highways Agency

Impact	No material impact	Network Status	No objection, no mitigation required

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	
FZ1 over 1ha. See comments in our previous I&O consultation.	

LCC

Ecology support	Supported
Supported	

Ecology boundary	

Education comments	

Outer West

3203 Lumby Lane

Flood Risk	
Flood Zone 1	

Utilities	
Gas	

Electric	
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Fire and Rescue	
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Telecoms	
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Other	
English Heritage	

Natural England	
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Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	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

Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation
Identified housing site

DPP Allocation Conclusion
Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted

Outer West

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

Site type	Greenfield
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Outer West

3208 9 Marsh, Pudsey

SHLAA conclusions

Availability: Short (=<5 yrs)

Suitability: Suitable

Achievability: Short (=<5yrs)

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Ecology boundary

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Education comments

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Flood Risk

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Utilities

Gas	

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage	

Natural England

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Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
13/00455/COND	Consent, agreement or approval required by condition 2 of Planning Application 12/04432/RM	A	97

Outer West

3208 9 Marsh, Pudsey

13/01179/COND	Consent, agreement or approval required by conditions 4 and 5 of Planning Application 10/05380/EXT	A	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	A	97
13/9/00134/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
13/9/00014/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	A	97

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	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)	1082.21
Nearest bus stop	12779
Nearest bus stop distance (m)	59.78
Agricultural classification	Urban

Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation
Identified housing site

DPP Allocation Conclusion
Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted

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 unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

SHLAA conclusions

Availability: Short (=<5 yrs) Suitability: Suitable Achievability: Short (=<5yrs)

Summary of infrastructure provider comments

Highways Agency	
Impact	Network Status

Network Rail

Yorkshire Water
Treatment Works

Environment Agency
Constraints

LCC
Ecology support

Ecology boundary

Education comments

Flood Risk

Utilities
Gas

Electric

Fire and Rescue

Telecoms

Other
English Heritage

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
12/01354/FU	Five detached houses	A	100

Outer West

320951-61 Mount Pleasant Road, Pudsey

14/00538/COND	Consent, agreement or approval required by condition 12 of Planning Application 12/01354/FU	R	100
12/04657/COND	Consent, agreement or approval required by conditions 3 and 5 of Planning Application 12/01354/FU	A	100
13/04470/COND	Consent, agreement or approval required by conditions 7, 10, 11, 12, 16 and 18 of Planning Application 12/01354/FU	SPL	100

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	100.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	0.01
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Nearest train station	Bramley
Nearest train station distance (m)	1422.12
Nearest bus stop	3691
Nearest bus stop distance (m)	251.03

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation
Identified housing site

DPP Allocation Conclusion
Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted

Outer West

3226 Clifton Road, Pudsey

Site Details

Easting	422339	Northing	433533	Site area ha	0.3	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

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Outer West

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

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Fire and Rescue

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Telecoms

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Other

English Heritage	

Natural England

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Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
10/9/00214/MOD	Detached 2/3 storey block with basement, comprising 8 one bedroom flats and 4 two bedroom flats, with car parking and landscapingNON-MATERIAL AMENDMENT: Alteration	M05	100

to porch roofing material from lead to terner coated steel			
11/00696/COND	Consent, agreement or approval required by condition 16 of Planning Application 08/06857/FU	A	100

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	1.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	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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Nearest train station	New Pudsey
Nearest train station distance (m)	1431.02
Nearest bus stop	11646
Nearest bus stop distance (m)	91.51

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>
Overlaps Listed Building	<input checked="" type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation
Identified housing site

DPP Allocation Conclusion
Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted

Outer West

3302 New Street, Farsley, Pudsey, LS28 5DJ

Site Details

Easting	421701	Northing	434941	Site area ha	0.3	SP7	Main Urban Area Infill
HMCA	Outer West				Ward	Calverley and Farsley	

Site Characteristics

Site type	Brownfield
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Outer West

3302 New Street, Farsley, Pudsey, LS28 5DJ

SHLAA conclusions

Availability: Short (early) Suitability: Suitable Achievability: Short (=<5yrs)

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Ecology boundary

--

Education comments

--

Flood Risk

--

Utilities

Gas	

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage	

Natural England

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Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
11/01292/OT	Residential development with new access	A	100

3302 New Street, Farsley, Pudsey, LS28 5DJ

11/01291/CA	Conservation area application to demolish office, workshops and storage buildings	A	100
10/01699/OT	Outline Application for residential development with new access	W	100

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	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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Nearest train station	New Pudsey
Nearest train station distance (m)	851.88
Nearest bus stop	6295
Nearest bus stop distance (m)	78.03

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation
Identified housing site

DPP Allocation Conclusion
Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted

Outer West

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	Outer West				Ward	Armley	

Site Characteristics

Site type	Brownfield
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Outer West

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

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Fire and Rescue

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Telecoms

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Other

English Heritage	

Natural England

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Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
12/01818/FU	Demolition of public house and erection of 14 dwelling houses	A	100

Outer West

3303 Former Raynville Hotel, Raynville Drive, Bramley, Leeds, LS13 2QE

10/05652/FU	Demolition of public house and erection of 10 dwelling houses	A	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	A	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

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	0.25
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Nearest train station	Bramley
Nearest train station distance (m)	1366.43
Nearest bus stop	254
Nearest bus stop distance (m)	96.93

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Outer West

3303	Former Raynville Hotel, Raynville Drive, Bramley, Leeds, LS13 2QE
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Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation
Identified housing site

DPP Allocation Conclusion
Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted

Outer West

3304 The Old Vic, 17 Whitecote Hill, Bramley, Leeds

Site Details

Easting	423924	Northing	435477	Site area ha	0.3	SP7	Main Urban Area Infill
HMCA	Outer West				Ward	Bramley and Stanningley	

Site Characteristics

Site type	Brownfield
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Outer West**3304 The Old Vic, 17 Whitecote Hill, Bramley, Leeds****SHLAA conclusions****Availability:** Short (= <5 yrs)**Suitability:** Suitable**Achievability:** Short (= <5yrs)**Summary of infrastructure provider comments****Highways Agency**

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Ecology boundary

--

Education comments

--

Flood Risk

--

Utilities

Gas	

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage	

Natural England

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Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
14/04499/OT	Outline application for demolition of public house and creation of residential development including means of access		96

3304 The 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	A	90
12/03440/COND	Consent, agreement or approval required by conditions 2, 3, 6 and 10 of Planning Application 24/97/03/FU	A	98

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	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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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
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation
Identified housing site

DPP Allocation Conclusion
Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted

Outer West

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

Site type	Brownfield
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Outer West

3305 Victoria Park Avenue, Bramley

SHLAA conclusions

Availability: Short (=<5 yrs)

Suitability: Suitable

Achievability: Short (=<5yrs)

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

--

Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Ecology boundary

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Education comments

--

Flood Risk

--

Utilities

Gas	

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage	

Natural England

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Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
11/00811/FU	Construction of 12 flats and 8 houses, detached common house, with car parking, public open space and communal gardens	A	93

Outer West

3305 Victoria Park Avenue, Bramley

12/00975/COND	Consent, agreement or approval required by conditions 6, 16 and 17 of Planning Application 11/00811/FU	A	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	A	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	A	93
12/04161/COND	Consent, agreement or approval required by conditions 3 and 5 of Planning Application 11/00811/FU	A	93
12/04990/COND	Consent, agreement or approval required by conditions 6, 7, 8 and 15 of Planning Application 11/00811/FU	A	93

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	100.00
Nearest train station	Headingley
Nearest train station distance (m)	1359.31
Nearest bus stop	14419
Nearest bus stop distance (m)	149.59
Agricultural classification	Urban

Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation
Identified housing site

DPP Allocation Conclusion
Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted

Outer West

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
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

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SHLAA conclusions

Availability: Short (= <5 yrs) Suitability: Suitable Achievability: Short (= <5yrs)

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

--

Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Ecology boundary

--

Education comments

--

Flood Risk

--

Utilities

Gas	

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage	

Natural England

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Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
11/04993/FU	22 affordable houses with associated parking	A	100

Outer West

3344 Land 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	A	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

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	1.12		Overlaps Urban Extension	<input checked="" type="checkbox"/>	
N1A Allotments	0.00				
N5 Open Space	0.00				
N6 Playing Pitch	0.00				
N8 Urban Green Corridor	0.00				
CC Shopping Quarter	0.00				
UDP City Centre	0.00				
S2S6 Town Centre	0.00				
Proposed Local Centre	0.00				
Overlaps N37 SLA	<input type="checkbox"/>				
Sch. Ancient Mon.	0.00				

Other Spatial Relationship

LCC ownership %	99.72
Nearest train station	New Pudsey
Nearest train station distance (m)	818.75
Nearest bus stop	1975
Nearest bus stop distance (m)	139.75
Agricultural classification	Urban
Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation
Identified housing site

DPP Allocation Conclusion
Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted

Outer West

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
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On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Unmanaged Forest

Dwellings

Other land uses - None

Topography	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 unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	No
Would development result in an isolated development?	No
Is the site well connected to the built up area?	Yes
Would development round off the settlement?	Partial
Is there a good existing barrier between the existing urban area and the undeveloped land?	No

Unrestricted Sprawl Conclusion	Low potential to lead to unrestricted sprawl
--------------------------------	--

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	Yes
Do features provide boundaries to contain the development?	No

Coalescence Conclusion	No merging of settlements
------------------------	---------------------------

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas (SSSIs)	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	Yes
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	No

Encroachment Conclusion	Site does not perform an important role in safeguarding from encroachment
-------------------------	---

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	No
Can development preserve this character?	

Character Conclusion	No effect on the setting and special character of historic features
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Outer West

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 infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

No public transport or local services within walking distance.

Rank (1-5)

1

Access comments

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

Mitigation measures

None

Total score

10

Highways site support

no

Contingent on other sites

no

Contingent on other sites

no

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

FZ1 over 1 ha. See comments in main text of our response.

Outer West

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

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations

N32 Greenbelt	99.95	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.05	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	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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Nearest train station	Bramley
Nearest train station distance (m)	1140.60
Nearest bus stop	13961
Nearest bus stop distance (m)	89.55

Agricultural classification	Grade 3
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

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.

Outer West

3377B Hough Side Road

Site Details

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

Topography	Sloping	Landscape	Significant Tree Cover
Boundaries	Partially well-defined	Road front	No

Description	Heavily treed. No links to urban area.
-------------	--

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	No
Would development result in an isolated development?	Yes
Is the site well connected to the built up area?	No
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	No
Unrestricted Sprawl Conclusion	Low potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	No
Coalescence Conclusion	No merging but would significantly reduce the green belt gap

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas (SSSIs)	No
Areas of protected/unprotected woodland/trees/hedgerows?	Yes
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	Yes
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	No
Encroachment Conclusion	Site performs an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	No
Can development preserve this character?	
Character Conclusion	No effect on the setting and special character of historic features

Outer West

3377B Hough Side Road

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 infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

No public transport or local services within walking distance.

Rank (1-5)

1

Access comments

Needs 3377A for access.

3

Local network comments

possible cumulative impact in local area.

4

Mitigation measures

none

Total score

8

Highways site support

no

Contingent on other sites

no

Contingent on other sites

no

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

FZ1 over 1 ha. See comments in main text of our response.

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			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	<input checked="" type="checkbox"/>	
N1A Allotments	0.00				
N5 Open Space	0.00				
N6 Playing Pitch	0.00				
N8 Urban Green Corridor	0.00				% overlap
CC Shopping Quarter	0.00				
UDP City Centre	0.00				
S2S6 Town Centre	0.00				
Proposed Local Centre	0.00				
Overlaps N37 SLA	<input checked="" type="checkbox"/>				
Sch. Ancient Mon.	0.00				

Other Spatial Relationship

LCC ownership %	0.12
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Nearest train station	Bramley
Nearest train station distance (m)	1265.57
Nearest bus stop	13961
Nearest bus stop distance (m)	273.19

Agricultural classification	Grade 3
-----------------------------	---------

Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input checked="" type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

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.

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 unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

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Outer West

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 use.

1

Local network comments

Limited development so spare capacity.

5

Mitigation measures

none

Total score

11

Highways site support

no highway frontage

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

Supported

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
14/02088/FU	Erection of 14 dwellings, laying out of access road and associated works, off site road improvements to vehicular/pedestrian access	A	99

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	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
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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
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

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.

Outer West

3388 Butterbowl Works, Ring Road, Leeds, LS12 5AJ

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
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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 unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

Outer West

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

Mitigation measures

Signal junction but may not be justified.

Total score

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
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Network Rail

Yorkshire Water

Treatment Works	Knostrop
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Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

Small encroachments of fz2/3. See comments in main text of our response

Outer West

3388 Butterbowl Works, Ring Road, Leeds, LS12 5AJ

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.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

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	A	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	<input type="checkbox"/>	

Core Strategy		
Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Sch. Ancient Mon.	0.00
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Other Spatial Relationship

LCC ownership %	1.20
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Nearest train station	Bramley
Nearest train station distance (m)	2610.56
Nearest bus stop	10333
Nearest bus stop distance (m)	100.60

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

In 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.

Outer West

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 unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	No
Would development result in an isolated development?	No
Is the site well connected to the built up area?	Yes
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	No
Unrestricted Sprawl Conclusion	High potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	No
Coalescence Conclusion	No merging but there is no defensible boundary

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas (SSSIs)	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	No
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	No
Encroachment Conclusion	Site does not perform an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	No
Can development preserve this character?	
Character Conclusion	No effect on the setting and special character of historic features

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

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.
--

Outer West

3403 Bankhouse Lane

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

No public transport or local services within walking distance.

Rank (1-5)

1

Access comments

Stone wall adjacent to narrow carriageway, footway and extra carriageway width would be required across frontage by widening Bankhouse Lane, also visibility improvements required at junction with Fartown.

4

Local network comments

Possible cumulative impact in local area.

4

Mitigation measures

N/A

Total score

9

Highways site support

No

Contingent on other sites

No

Contingent on other sites

No

Highways Agency

Impact	No material impact	Network Status	No objection
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Network Rail

Yorkshire Water

Treatment Works	Knothrop
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Knothrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knothrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

FZ1 over 1 ha. See comments in main text of our response.

LCC

Ecology support	Supported
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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	<input checked="" type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	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)	2015.63
Nearest bus stop	4606
Nearest bus stop distance (m)	172.15

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input checked="" type="checkbox"/>

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.

Outer West

3412 Waterloo Lane, Leeds

Site Details

Easting	424740	Northing	435251	Site area ha	1.2	SP7	Main Urban Area Infill
HMCA	Outer West				Ward	Bramley and 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 unrestricted sprawl of large built up areas

Would development lead to/constitute ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

Outer West

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

Mitigation measures

Access improvements.

Total score

14

Highways site support

Yes

Contingent on other sites

No

Contingent on other sites

No

Highways Agency

Impact No material impact Network Status No objection

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

3412 Waterloo Lane, Leeds

LCC

Ecology support

Supported

Supported

Ecology boundary

Education comments

Flood Risk

Flood Zone 1

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	1.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	9.55
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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
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

This is a brownfield site set 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

WYCA

Table 4 below contains sites that are classified as 'Sites which have potential to be allocated for housing' and 'Sites which have potential but issues or not as favoured as green sites' that fall within 400m of the current core bus network.

The sites in this list are supported for housing growth.

Site specific mitigation would be required but it is unlikely that substantial bus service provision would be required at these sites (based on the current public transport network)

From a public transport perspective, we would encourage the prioritisation of these sites based on the proximity to the core public transport network and the bus service frequency levels.

A 1.25 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

Site Details

Easting	421029	Northing	433733	Site area ha	1.2	SP7	Main Urban Area Infill
HMCA	Outer West				Ward	Calverley and 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 unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Outer West

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

Meets Core Strategy accessibility standards but lacking in local services.

Rank (1-5)

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

Mitigation measures

Access improvements

Total score

13

Highways site support

Yes

Contingent on other sites

No

Contingent on other sites

No

Highways Agency

Impact	No material impact	Network Status	No objection
--------	--------------------	----------------	--------------

Network Rail

Yorkshire Water

Treatment Works	Knostrop
-----------------	----------

Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

FZ1 over 1 ha. See comments in main text of our response.

LCC

Ecology support	Supported
-----------------	-----------

Supported

Outer West

3440Owlcotes Gardens

Ecology boundary

Education comments

Flood Risk

Flood Zone 1

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Planning HistoryApplications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations			Core Strategy		
N32 Greenbelt	0.00	% overlap	Main Urban Area	100.00	% overlap
N34 PAS	0.00		Major Settlement	0.00	
RL1 Rural Land	0.00		Minor Settlement	0.00	
N1 Greenspace	0.00		Overlaps Urban Extension	<input checked="" type="checkbox"/>	
N1A Allotments	0.00				
N5 Open Space	0.00				
N6 Playing Pitch	0.00				
N8 Urban Green Corridor	100.00				
CC Shopping Quarter	0.00				
UDP City Centre	0.00				
S2S6 Town Centre	0.00				
Proposed Local Centre	0.00				
Overlaps N37 SLA	<input type="checkbox"/>				
Sch. Ancient Mon.	0.00				

Other Spatial Relationship

LCC ownership %	0.00
-----------------	------

3440 Owlcotes Gardens

Nearest train station	New Pudsey
Nearest train station distance (m)	581.42
Nearest bus stop	1975
Nearest bus stop distance (m)	101.54

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

The site is a covered Yorkshire Water reservoir, within existing settlement. Acceptable in principle for residential development. No highway concerns.

Site affects others?

Reservoir 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.

Site Details

Easting	424134	Northing	436800	Site area ha	1.6	SP7	Main Urban Area Extension
HMCA	Outer West				Ward	Bramley and Stanningley	

Site Characteristics

Site type	Brownfield
On-site land uses	
Vacant land	
Neighbouring land uses	
Unmanaged Forest	
Transport tracks and ways	
Dwellings	

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description	
Green Belt. Former goods yard which runs parallel to railway line. No buildings on site. Trees to south.	

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	Yes
Would development result in an isolated development?	Yes
Is the site well connected to the built up area?	No
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	Yes
Unrestricted Sprawl Conclusion	Low potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	Yes
Coalescence Conclusion	No merging of settlements

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	Yes
Does the site provide access to the countryside	Yes
Does the site include local/national nature conservation areas (SSSIs)	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	No
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	No
Encroachment Conclusion	Site performs an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	No
Can development preserve this character?	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

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	
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Network Rail

Yorkshire Water

Treatment Works	
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Environment Agency

Constraints	
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LCC

Ecology support	
-----------------	--

Ecology boundary

Education comments

Flood Risk

Utilities

Gas	
-----	--

Electric

Fire and Rescue

Telecoms

Other

English Heritage	
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Natural England

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	100.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Horsforth
Nearest train station distance (m)	2357.26
Nearest bus stop	10892
Nearest bus stop distance (m)	417.73

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Green Belt. Site 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.

Outer West

3455A Land off Gamble Lane

Site Details

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
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On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

Topography	Sloping	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description

Single field in agricultural use. No buildings / constraints on site.

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	No
Would development result in an isolated development?	No
Is the site well connected to the built up area?	Yes
Would development round off the settlement?	Partial
Is there a good existing barrier between the existing urban area and the undeveloped land?	No

Unrestricted Sprawl Conclusion	Low potential to lead to unrestricted sprawl
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2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	Yes
Do features provide boundaries to contain the development?	No

Coalescence Conclusion	No merging of settlements
------------------------	---------------------------

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	Yes
Does the site include local/national nature conservation areas (SSSIs)	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	Yes
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	No

Encroachment Conclusion	Site does not perform an important role in safeguarding from encroachment
-------------------------	---

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	No
Can development preserve this character?	

Character Conclusion	No effect on the setting and special character of historic features
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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.

Outer West

3455A Land off Gamble Lane

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

No public Transport or local services within walking distance.

Rank (1-5)

1

Access comments

Narrow country road no footways/lighting and trees/stone walling each side, new direct access onto Tong Road required.

3

Local network comments

Congestion Ring Road Farnley

3

Mitigation measures

n/a

Total score

7

Highways site support

no

Contingent on other sites

no

Contingent on other sites

no

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

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
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Spatial relationships

UDP Designations

N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input checked="" type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	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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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	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Green belt site. 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.

Outer West

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
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On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

Topography	Sloping	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Fields with dwellings in the centre surrounded by two roads, residential development to the east.

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	No
Would development result in an isolated development?	No
Is the site well connected to the built up area?	Yes
Would development round off the settlement?	Partial
Is there a good existing barrier between the existing urban area and the undeveloped land?	No
Unrestricted Sprawl Conclusion	Low potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	Yes
Do features provide boundaries to contain the development?	No
Coalescence Conclusion	No merging of settlements

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	Yes
Does the site include local/national nature conservation areas (SSSIs)	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	Yes
Does the site contain buildings	Yes
Are these buildings used for agricultural purposes?	Yes
Encroachment Conclusion	Site performs an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	No
Can development preserve this character?	
Character Conclusion	No effect on the setting and special character of historic features

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Site is contained by roads eliminating potential for further sprawl. Well connected to urban area.
--

Outer West

3455B Land off Gamble Lane

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

No public transport or local services within walking distance

Rank (1-5)

2

Access comments

Narrow country road no footways/lighting and trees/stone walling each side , new direct access onto Tong Road required.

3

Local network comments

Congestion Ring Road Farnley

3

Mitigation measures

n/a

Total score

8

Highways site support

no

Contingent on other sites

no

Contingent on other sites

no

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

FZ1 over 1 ha. See comments 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			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	<input checked="" type="checkbox"/>	
N1A Allotments	0.00				
N5 Open Space	0.00				
N6 Playing Pitch	0.00				
N8 Urban Green Corridor	0.00				
CC Shopping Quarter	0.00				
UDP City Centre	0.00				
S2S6 Town Centre	0.00				
Proposed Local Centre	0.00				
Overlaps N37 SLA	<input checked="" type="checkbox"/>				
Sch. Ancient Mon.	0.00				

Other Spatial Relationship

LCC ownership %	0.05
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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
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Green Belt site. 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 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.
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

Site Details							
Easting	425096	Northing	430699	Site area ha	13.3	SP7	Other Rural Extension
HMCA	Outer South West, Outer West				Ward	Farnley and Wortley	

Site Characteristics	
Site type	Greenfield

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description	
-------------	--

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

SHLAA conclusions

Availability: Short (= <5 yrs) Suitability: LDF to determine Achievability: Longterm (11+yrs)

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	
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Ecology boundary

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Education comments

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Flood Risk

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Utilities

Gas			

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage			

Natural England

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Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations

N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Cottingley
Nearest train station distance (m)	2373.40
Nearest bus stop	4685
Nearest bus stop distance (m)	276.54

Agricultural classification	Grade 3
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Pro
This site has the greatest potential to be allocated and therefore the site should be identified as a green site, or at the very least, an amber site.
More suitable than other sites for housing supply and growth
Close to facilities/shops
Close to employment

There would appear to be no logical reason for the Council having concluded the site is not within the settlement hierarchy, given it lies adjacent to the settlement limits of New Farnley and would therefore form an extension to this settlement

Anti
New Farnley's infrastructure cannot support any more new houses. The schools, doctors etc are already full, the roads cannot cope even now.
Safety - access to this site would prove dangerous and hazardous on an already busy road.

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Site sieved out. Not within settlement hierarchy

Outer West

3464 Land off Tyersal Court, Tyersal

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
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On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Education

Dwellings

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	No

Description

Single field. Residential development to north, school to east.

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	No
Would development result in an isolated development?	No
Is the site well connected to the built up area?	No
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	No
Unrestricted Sprawl Conclusion	High potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	No
Coalescence Conclusion	No merging but there is no defensible boundary

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	Yes
Does the site include local/national nature conservation areas (SSSIs)	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	Yes
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	No
Encroachment Conclusion	Site does not perform an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	No
Can development preserve this character?	
Character Conclusion	No effect on the setting and special character of historic features

Outer West

3464 Land off Tyersal Court, Tyersal

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

No public transport or local services within walking distance.

Rank (1-5)

1

Access comments

No highway frontage.

1

Local network comments

Thornbury gyratory congestion.

3

Mitigation measures

n/a

Total score

5

Highways site support

no

Contingent on other sites

no

Contingent on other sites

no

Highways Agency

Impact	No material impact	Network Status	No objection
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Network Rail

Yorkshire Water

Treatment Works	Knostrop
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Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

FZ1 over 1 ha. See comments in main text of our response.

Outer West

3464 Land off Tyersal Court, Tyersal

LCC

Ecology support

Supported

Supported

Ecology boundary

Education comments

Flood Risk

Flood Zone 1. YW public (combined) sewer runs inside Northern boundary of the site.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations			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	<input checked="" type="checkbox"/>	
N1A Allotments	0.00		Regeneration Areas		
N5 Open Space	0.00				
N6 Playing Pitch	0.00				
N8 Urban Green Corridor	0.00				
CC Shopping Quarter	0.00				
UDP City Centre	0.00				
S2S6 Town Centre	0.00				
Proposed Local Centre	0.00				
Overlaps N37 SLA	<input type="checkbox"/>				
Sch. Ancient Mon.	0.00				

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	New Pudsey
Nearest train station distance (m)	2350.75
Nearest bus stop	11771
Nearest bus stop distance (m)	277.46

Agricultural classification	Grade 3
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Green Belt site, 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

WYCA

Table 2 below contains sites that are classified as 'Sites which have potential but issues or not as favoured as green sites' but fall outside 400m of the current core bus network. Consideration needs to be given to if this site would be able to meet the LDF public transport accessibility requirements should housing be brought forward. We are minded to recommend that these sites were not prioritised for housing until other more accessible sites have been considered. Sites which fall marginally outside the 400m catchments and have high bus frequencies or are small low capacity sites are less of concern but are flagged up nonetheless.

A 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.

Outer West

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
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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 unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Outer West

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

Meets Core Strategy accessibility standards but lacking in local services.

Rank (1-5)

4

Access comments

Possible access Blue Hill Way, possible gradient issue.

4

Local network comments

Local congestion issues.

3

Mitigation measures

Access improvements

Total score

11

Highways site support

Yes with mitigation

Contingent on other sites

No

Contingent on other sites

No

Highways Agency

Impact	No material impact	Network Status	No objection
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Network Rail

Yorkshire Water

Treatment Works	Knostrop
-----------------	----------

Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

FZ1 over 1 ha. 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 Wortley High School

Ecology boundary

Education comments

Flood Risk

Flood Zone 1

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	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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Nearest train station	Bramley
Nearest train station distance (m)	2669.26
Nearest bus stop	10333
Nearest bus stop distance (m)	272.44

Agricultural classification	Urban
-----------------------------	-------

Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input checked="" type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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.

PRO

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.

Outer West

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 unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Outer West

4036 Upper Wortley Road, Thornhill Road, Bramley

SHLAA conclusions

Availability: Short (≤ 5 yrs)

Suitability: Suitable

Achievability: Short (≤ 5 yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

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

Mitigation measures

Total score

15

Highways site support

Yes

Contingent on other sites

No

Contingent on other sites

No

Highways Agency

Impact No material impact Network Status No objection

Network Rail

Yorkshire Water

Treatment Works Knostrop

Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

FZ1 under 1 ha. See comments in main text of our response.

LCC

Ecology support Supported

Supported

Outer West

4036 Upper Wortley Road, Thornhill Road, Bramley

Ecology boundary

Education comments

Flood Risk

Flood Zone 1. Part of site suceptible to 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

App Number	Proposal	Decision	% of site
12/00544/DEM	Determination for demolition of former care home	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	0.01	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	100.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	100.00	

Other Spatial Relationship

LCC ownership %	99.92
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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
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input checked="" type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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.

Outer West

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 unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Outer West

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

Distance to public transport. employment, health and education good.

Rank (1-5)

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

Mitigation measures

Total score

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
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Network Rail

Yorkshire Water

Treatment Works	Knostrop
-----------------	----------

Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

FZ1 under 1 ha. See comments in main text of our response.

LCC

Ecology support	Supported
-----------------	-----------

Supported

Outer West

4038 Heights Drive, Bramley

Ecology boundary

Education comments

Flood Risk

Flood Zone 1. YW public surface water sewer crosses the site. Culverted watercourse shown within the site.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	100.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	60.86	

Other Spatial Relationship		
LCC ownership %	59.83	

4038 Heights Drive, Bramley

Nearest train station	Bramley
Nearest train station distance (m)	1645.00
Nearest bus stop	4496
Nearest bus stop distance (m)	108.69

Agricultural classification	Urban
-----------------------------	-------

Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

The site is designated as N1 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).

Outer West

4039 Regina House, Ring Road Bramley

Site Details

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 unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Outer West

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

Distance to public transport. employment, health and education good.

Rank (1-5)

5

Access comments

Existing access position would be suitable.

5

Local network comments

Local congestion issues.

4

Mitigation measures

None

Total score

14

Highways site support

Yes

Contingent on other sites

No

Contingent on other sites

No

Highways Agency

Impact	No material impact	Network Status	No objection
--------	--------------------	----------------	--------------

Network Rail

Yorkshire Water

Treatment Works	Knostrop
-----------------	----------

Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

FZ1 over 1 ha. See comments in main text of our response.

LCC

Ecology support	Supported
-----------------	-----------

Supported

Outer West

4039 Regina House, Ring Road Bramley

Ecology boundary

Education comments

Flood Risk

Flood Zone 1. Potential for surface water flooding. Flooding incidents recorded relating to a blockage in the culverted watercourse which runs through the site. YW 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

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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	100.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	8.38
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Nearest train station	Bramley
Nearest train station distance (m)	853.46
Nearest bus stop	1277
Nearest bus stop distance (m)	121.33

Agricultural classification	Urban
-----------------------------	-------

Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Site 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

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 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.

Outer West

4041 Wyther Park Hill, Bramley

Site Details

Easting	425780	Northing	434676	Site area ha	1.1	SP7	Main Urban Area Infill
HMCA	Outer West				Ward	Armley	

Site Characteristics

Site type	Greenfield
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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 unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Outer West

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

Mitigation measures

Local Traffic Management measures may be necessary

Total score

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
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Network Rail

Yorkshire Water

Treatment Works	Knostrop
-----------------	----------

Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

FZ1 over 1 ha. See comments in main text of our response.

LCC

Ecology support	Supported
-----------------	-----------

Supported

Outer West

4041 Wyther Park Hill, Bramley

Ecology boundary

Education comments

Flood Risk

Flood Zone 1. YW public (foul and surface water) sewers within the site.

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

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	0.01
-----------------	------

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	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Site 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.

Outer West

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 unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

Outer West

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

Site is not within/adjacent to the Green Belt

SHLAA conclusions

Availability: Short (= <5 yrs) Suitability: LDF to determine Achievability: Longterm (11+yrs)

Summary of infrastructure provider comments

Highways Agency

Impact Network Status

Network Rail

Yorkshire Water

Treatment Works

Environment Agency

Constraints

LCC

Ecology support

Ecology boundary

Education comments

Flood Risk

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

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	99.92	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	
Core Strategy		
Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	99.92
Nearest train station	Headingley
Nearest train station distance (m)	1395.95
Nearest bus stop	14419
Nearest bus stop distance (m)	55.00
Agricultural classification	Urban
Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

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.

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.

Outer West

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	

Site Characteristics

Site type	Mixed
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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 unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

Outer West

4042B Raynville Road/Raynville Crescent, Bramley (West)

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

SHLAA conclusions

Availability: Short (=≤5 yrs) Suitability: LDF to determine Achievability: Longterm (11+yrs)

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	
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Network Rail

Yorkshire Water

Treatment Works	
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Environment Agency

Constraints	
-------------	--

LCC

Ecology support	
-----------------	--

Ecology boundary

Education comments

Flood Risk

Utilities

Gas	
-----	--

Electric

Fire and Rescue

Telecoms

Other

English Heritage	
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Natural England

Outer West

4042B Raynville Road/Raynville Crescent, Bramley (West)

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	99.34	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	
Core Strategy		
Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	97.76
Nearest train station	Headingley
Nearest train station distance (m)	1549.75
Nearest bus stop	5829
Nearest bus stop distance (m)	105.48
Agricultural classification	Urban
Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Greenspace site to be retained.

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green space site to be retained and up graded.

Site Details

Easting	419497	Northing	433341	Site area ha	5.9	SP7	Main Urban Area Extension
HMCA	Outer West				Ward	Calverley and Farsley	

Site Characteristics

Site type	Greenfield
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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 defined	Road front	Yes

Description

Majority of the site is disused playing fields with car parking on the northern site boundary.
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Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	No
Would development result in an isolated development?	No
Is the site well connected to the built up area?	Yes
Would development round off the settlement?	Partial
Is there a good existing barrier between the existing urban area and the undeveloped land?	No
Unrestricted Sprawl Conclusion	Low potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	Yes
Do features provide boundaries to contain the development?	No
Coalescence Conclusion	No merging of settlements

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas (SSSIs)	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	Yes
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	No
Encroachment Conclusion	Site does not perform an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	No
Can development preserve this character?	
Character Conclusion	No effect on the setting and special character of historic features

Outer West

4044 Dick Lane, Thornbury

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

Good access to public transport, employment, health and education.

Rank (1-5)

4

Access comments

Access ok onto Dick Lane. Could be combined with adjacent sites.

5

Local network comments

Local congestion issues.

3

Mitigation measures

Total score

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
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Network Rail

Yorkshire Water

Treatment Works	Knostrop
-----------------	----------

Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

FZ1 over 1 ha and on historic landfill site. See comments in main text of our response.

Outer West

4044 Dick Lane, Thornbury

LCC

Ecology support

Not supported

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.

Ecology boundary

Education comments

Flood Risk

Flood Zone 1. YW public (combined) sewers located inside NW boundary. CSO outfall pipe also runs through SW corner. Some degree of surface water flooding to NE of site.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site			
App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations		
N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	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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Nearest train station	New Pudsey
Nearest train station distance (m)	1900.28
Nearest bus stop	4242
Nearest bus stop distance (m)	203.83

Agricultural classification	Grade 3
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Green Belt site 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.

Outer West

4045 Daleside Road, Thornbury, South

Site Details

Easting	419829	Northing	433399	Site area ha	10.7	SP7	Main Urban Area Extension
HMCA	Outer West				Ward	Calverley and Farsley	

Site Characteristics

Site type	Greenfield
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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 unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	No
Would development result in an isolated development?	No
Is the site well connected to the built up area?	Yes
Would development round off the settlement?	Partial
Is there a good existing barrier between the existing urban area and the undeveloped land?	No
Unrestricted Sprawl Conclusion	Low potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	Yes
Do features provide boundaries to contain the development?	No
Coalescence Conclusion	No merging but would significantly reduce the green belt gap

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas (SSSIs)	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	Yes
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	No
Encroachment Conclusion	Site does not perform an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	No
Can development preserve this character?	
Character Conclusion	No effect on the setting and special character of historic features

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Relates well to settlement. Well contained by railway line to south reducing potential for further sprawl. Would reduce gap between Leeds and Bradford.

Outer West

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

Mitigation measures

Total score

6

Highways site support

No

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 over 1 ha and on historic landfill site. See comments in main text of our response.

LCC

Ecology support Not supported

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-improved grassland and scrub. Curlew (2008) UK BAP species, feeding.

Outer West

4045 Daleside Road, Thornbury, South

Ecology boundary

Education comments

Flood Risk

Largely Flood Zone 1, but Tyersal beck runs along Southern boundary and inside NE 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 Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations			Core Strategy		
N32 Greenbelt	99.73	% overlap	Main Urban Area	0.27	% overlap
N34 PAS	0.00		Major Settlement	0.00	
RL1 Rural Land	0.00		Minor Settlement	0.00	
N1 Greenspace	0.00		Overlaps Urban Extension	<input checked="" type="checkbox"/>	
N1A Allotments	0.00				
N5 Open Space	0.00				
N6 Playing Pitch	1.54				
N8 Urban Green Corridor	0.00				
CC Shopping Quarter	0.00				
UDP City Centre	0.00				
S2S6 Town Centre	0.00				
Proposed Local Centre	0.00				
Overlaps N37 SLA	<input type="checkbox"/>				
Sch. Ancient Mon.	0.00				

Other Spatial Relationship

LCC ownership %0.00

Nearest train station	New Pudsey
Nearest train station distance (m)	1589.11
Nearest bus stop	9298
Nearest bus stop distance (m)	399.65

Agricultural classification	Grade 3
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input checked="" type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input checked="" type="checkbox"/>

Conclusions

Issues and Options Summary

Green Belt site. 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.

Outer West

4046 Daleside Road, Thornbury, North

Site Details

Easting	419901	Northing	433676	Site area ha	3.4	SP7	Main Urban Area Extension
HMCA	Outer West				Ward	Calverley and Farsley	

Site Characteristics

Site type	Greenfield
On-site land uses	Agriculture
Neighbouring land uses	Agriculture
Outdoor sport facility	
Dwellings	

Other land uses - None

Topography	Sloping	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description	Greenfield site with leisure uses to the west and residential to the east.
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Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	No
Would development result in an isolated development?	No
Is the site well connected to the built up area?	Yes
Would development round off the settlement?	Yes
Is there a good existing barrier between the existing urban area and the undeveloped land?	No
Unrestricted Sprawl Conclusion	Low potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	No
Coalescence Conclusion	No merging but would significantly reduce the green belt gap

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas (SSSIs)	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	Yes
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	No
Encroachment Conclusion	Site does not perform an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	No
Can development preserve this character?	
Character Conclusion	No effect on the setting and special character of historic features

Outer West

4046 Daleside Road, Thornbury, North

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: LDF to determine

Achievability: Longterm (11+yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Good access to health and primary education only, part of site has good access to secondary education and public transport.

Rank (1-5)

3

Access comments

Access possible from Daleside Road but would require extension of existing footway and removal of a number of trees.

4

Local network comments

Local congestion issues.

3

Mitigation measures

Local traffic management measures may be necessary.

Total score

10

Highways site support

Yes with mitigation.

Contingent on other sites

No.

Contingent on other sites

No.

Highways Agency

Impact	No material impact	Network Status	No objection
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Network Rail

Yorkshire Water

Treatment Works	Knothrop
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Knothrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knothrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

FZ1 over 1 ha. See comments in main text of our response.

Outer West

4046Daleside Road, Thornbury, North

LCC

Ecology support

Not supported

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-improved grassland and scrub.

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	99.87	% 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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.13	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	100.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	0.12
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Nearest train station	New Pudsey
Nearest train station distance (m)	1384.66
Nearest bus stop	3248
Nearest bus stop distance (m)	347.60

Agricultural classification	Grade 3
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input checked="" type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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 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.

Outer West

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 and Farsley	

Site Characteristics

Site type	Brownfield						
On-site land uses							
Vacant building							
Neighbouring land uses							
Dwellings							
Outdoor sport facility							

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description	
Brownfield site occupied by vacant building.	

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Outer West

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

Good access to public transport, employment, health and education.

Rank (1-5)

5

Access comments

Access is achievable from Sunnybank Lane only.

5

Local network comments

Local congestion issues.

3

Mitigation measures

Local Traffic Management measures may be necessary.

Total score

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
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Network Rail

Yorkshire Water

Treatment Works	Knostrop
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Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

FZ1 under 1 ha. See comments in main text of our response.

LCC

Ecology support	Supported
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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	Proposal	Decision	% of site

Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input checked="" type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	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)	1342.38
Nearest bus stop	3404
Nearest bus stop distance (m)	47.78

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input checked="" type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

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 emissions, 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 cannot 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.

Outer West

4048 Priesthorpe Road, Farsley

Site Details

Easting	421608	Northing	435512	Site area ha	0.6	SP7	Main Urban Area Infill
HMCA	Outer West				Ward	Calverley and 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 unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

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Outer West

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

Good access to public transport, employment, health and education.

Rank (1-5)

5

Access comments

No access to highway.

1

Local network comments

Ok for level of development.

5

Mitigation measures

None with level of development.

Total score

11

Highways site support

No.

Contingent on other sites

Yes.

Contingent on other sites

Yes.

Highways Agency

Impact	No material impact	Network Status	No objection
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Network Rail

Yorkshire Water

Treatment Works	Knostrop
-----------------	----------

Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

FZ1 under 1 ha. See comments in main text of our response.

LCC

Ecology support	Supported
-----------------	-----------

Supported

Outer West

4048 Priesthorpe Road, Farsley

Ecology boundary

Education comments

Flood Risk

Priesthorpe Road Farsley. Largely Flood Zone 1, but there is a watercourse along the Northern boundary, and the NE corner of the site is shown to be at high risk of flooding from surface water accumulations.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
13/03543/ADV	3 externally illuminated wall mounted signs; 1 externally illuminated post mounted sign	A	94
14/03267/FU	New door in existing opening	A	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

Spatial relationships

UDP Designations

Core Strategy

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas	
Inner South RA	0.00
LB Corridor RA	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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Nearest train station	New Pudsey
Nearest train station distance (m)	1296.46
Nearest bus stop	13311
Nearest bus stop distance (m)	204.30

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

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.

Outer West

4049 Calverley Lane, Calverley

Site Details

Easting	421196	Northing	436614	Site area ha	0.6	SP7	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	Sloping	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

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Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	No
Would development result in an isolated development?	No
Is the site well connected to the built up area?	Yes
Would development round off the settlement?	Partial
Is there a good existing barrier between the existing urban area and the undeveloped land?	No

Unrestricted Sprawl Conclusion	Low potential to lead to unrestricted sprawl
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2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	Yes
Do features provide boundaries to contain the development?	No

Coalescence Conclusion	No merging of settlements
------------------------	---------------------------

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas (SSSIs)	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	No
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	No

Encroachment Conclusion	Site does not perform an important role in safeguarding from encroachment
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4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	No
Can development preserve this character?	

Character Conclusion	No effect on the setting and special character of historic features
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Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Well contained site with strong links to settlement. Tree lined boundary to east prevents further sprawl.

Outer West

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

Good access to bus public transport. No rail. Good access to local services and primary school. Access to secondary schools beyond acceptable limits.

Rank (1-5)

2

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

Mitigation measures

None

Total score

6

Highways site support

No

Contingent on other sites

No

Contingent on other sites

No

Highways Agency

Impact	No material impact	Network Status	No objection
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Network Rail

Yorkshire Water

Treatment Works	Knostrop
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Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

FZ1 under 1 ha. See comments in main text of our response.

LCC

Ecology support	Supported
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Supported

Outer West

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		
N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input checked="" type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %0.00

4049 Calverley Lane, Calverley

Nearest train station	New Pudsey
Nearest train station distance (m)	2310.01
Nearest bus stop	5157
Nearest bus stop distance (m)	147.60

Agricultural classification	Urban
-----------------------------	-------

Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input checked="" type="checkbox"/>
Overlaps Pot. Contamination	<input type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Green Belt site. 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 accommodate 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.

Site Details

Easting	420291	Northing	436530	Site area ha	0.3	SP7	Smaller Settlement Infill
HMCA	Outer West				Ward	Calverley and Farsley	

Site Characteristics

Site type	Brownfield
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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 unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Outer West

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 narrow private access at the end of the turning head.

1

Local network comments

Ok for level of development.

5

Mitigation measures

None

Total score

8

Highways site support

No

Contingent on other sites

No

Contingent on other sites

No

Highways Agency

Impact No material impact

Network Status

No objection

Network Rail

Yorkshire Water

Treatment Works Knostrop

Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

FZ1 under 1 ha. See comments in main text of our response.

LCC

Ecology support Supported

Supported

Outer West

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			Core Strategy		
N32 Greenbelt	0.01	% overlap	Main Urban Area	0.00	% overlap
N34 PAS	0.00		Major Settlement	0.00	
RL1 Rural Land	0.00		Minor Settlement	1.00	
N1 Greenspace	0.00		Overlaps Urban Extension	<input checked="" type="checkbox"/>	
N1A Allotments	0.00				
N5 Open Space	0.00				
N6 Playing Pitch	0.00				
N8 Urban Green Corridor	0.00				
CC Shopping Quarter	0.00				
UDP City Centre	0.00				
S2S6 Town Centre	0.00				
Proposed Local Centre	0.00				
Overlaps N37 SLA	<input checked="" type="checkbox"/>				
Sch. Ancient Mon.	0.00				

Other Spatial Relationship

LCC ownership %	0.00
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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
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

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 representations 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.

Site Details							
Easting	425916	Northing	433766	Site area ha	0.8	SP7	Main Urban Area Infill
HMCA	Outer West				Ward	Armley	

Site Characteristics	
Site type	Greenfield
On-site land uses	
Outdoor amenity and open space	
Neighbouring land uses	
Dwellings	

Other land uses - None

Topography	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 unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Outer West

4051 Hill Top Moor

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.

5

Access comments

Mature trees on frontage, crest of a hill, bus shelter relocation and junction spacing difficult but possible access on to Hill Top Road

4

Local network comments

Ok for level of development.

5

Mitigation measures

None

Total score

14

Highways site support

Yes

Contingent on other sites

Contingent on other sites

Highways Agency

Impact No material impact

Network Status

No objection

Network Rail

Yorkshire Water

Treatment Works Knostrop

Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

FZ1 under 1 ha. See comments in main text of our response.

LCC

Ecology support Supported

Supported

Outer West

4051 Hill Top Moor

Ecology boundary

Education comments

Flood Risk

Flood Zone 1

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations			Core Strategy		
N32 Greenbelt	0.00	% overlap	Main Urban Area	100.00	% overlap
N34 PAS	0.00		Major Settlement	0.00	
RL1 Rural Land	0.00		Minor Settlement	0.00	
N1 Greenspace	99.98		Overlaps Urban Extension	<input checked="" type="checkbox"/>	
N1A Allotments	0.00				
N5 Open Space	0.00				
N6 Playing Pitch	0.00				
N8 Urban Green Corridor	0.00				
CC Shopping Quarter	0.00				
UDP City Centre	0.00				
S2S6 Town Centre	0.00				
Proposed Local Centre	0.00				
Overlaps N37 SLA	<input type="checkbox"/>				
Sch. Ancient Mon.	0.00				

Other Spatial Relationship

LCC ownership %	0.00
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4051 Hill Top Moor

Nearest train station	Bramley
Nearest train station distance (m)	2069.36
Nearest bus stop	8500
Nearest bus stop distance (m)	60.30

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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.

Site Details

Easting	419648	Northing	437621	Site area ha	1.1	SP7	Main Urban Area Extension
HMCA	Outer West				Ward	Calverley and Farsley	

Site Characteristics

Site type	Greenfield
On-site land uses	
Agriculture	
Neighbouring land uses	
Agriculture	
Manufacturing and Wholesale	
Waterways	

Other land uses - None

Topography	Sloping	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description	
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Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	No
Would development result in an isolated development?	Yes
Is the site well connected to the built up area?	No
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	Yes
Unrestricted Sprawl Conclusion	Low potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	No
Coalescence Conclusion	No merging of settlements

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	Yes
Does the site provide access to the countryside	Yes
Does the site include local/national nature conservation areas (SSSIs)	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	No
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	No
Encroachment Conclusion	Site performs an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	No
Can development preserve this character?	
Character Conclusion	Marginal effect on the setting & special character, could be mitigated against through appropriate detailed design

Outer West

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

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 infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Poor PT, average secondary, poor primary and health

Rank (1-5)

3

Access comments

No independent access possible, only through 1337

4

Local network comments

Congestion in Bradford, cumulative impact into Leeds

4

Mitigation measures

Access works

Total score

11

Highways site support

Yes

Contingent on other sites

Contingent on other sites

Highways Agency

Impact	No material impact	Network Status	No objection
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Network Rail

Yorkshire Water

Treatment Works	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

FZ2 & FZ3 runs through north east corner of site. See comments in main text of our response.

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 CF5M051 and CF5E005 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

UDP Designations

Core Strategy

4097 Calverley Cutting / Leeds Liverpool Canal, Apperly Bridge

N32 Greenbelt	99.97	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input checked="" type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas	
Inner South RA	0.00
LB Corridor RA	0.00
EASEL RA	0.00
Aire Valley RA	0.00
West Leeds Gateway	0.00

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	New Pudsey
Nearest train station distance (m)	3634.04
Nearest bus stop	13747
Nearest bus stop distance (m)	263.66

Agricultural classification	Grade 3
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input checked="" type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

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 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.

Outer West

4168 Palmer Nursery, Caverley

Site Details

Easting	421560	Northing	436170	Site area ha	4.8	SP7	Main Urban Area Extension
HMCA	Outer West				Ward	Calverley and Farsley	

Site Characteristics

Site type	Brownfield
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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 unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	No
Would development result in an isolated development?	Yes
Is the site well connected to the built up area?	No
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	Yes
Unrestricted Sprawl Conclusion	High potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	No
Coalescence Conclusion	No merging but there is no defensible boundary

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	Yes
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas (SSSIs)	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	No
Does the site contain buildings	Yes
Are these buildings used for agricultural purposes?	No
Encroachment Conclusion	Site does not perform an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	No
Can development preserve this character?	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.
--

Outer West

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

Mitigation measures

Alteration to ORR junction to deter right turn

Total score

9

Highways site support

Yes with mitigation

Contingent on other sites

Contingent on other sites

Highways Agency

Impact	No material impact	Network Status	No objection, no mitigation required
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Network Rail

Yorkshire Water

Treatment Works

Environment Agency

Constraints

FZ1 over 1ha. See comments in our previous I&O consultation.

LCC

Ecology support Supported with mitigation

Supported with mitigation (Amber) - Pond in centre of site needs to be retained or replaced. The site has a pond which is a UK BAP Priority Habitat. Likely value for amphibians and invertebrates. Either retain the existing pond or create a replacement SUDs wetland with some standing water.

Ecology boundary

Education comments

Outer West

4168 Palmer Nursery, Caverley

Flood Risk	
Flood Zone 1	

Utilities	
Gas	

Electric	
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Fire and Rescue	
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Telecoms	
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Other	
English Heritage	

Natural England	
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Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations		
N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input checked="" type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship		
LCC ownership %	0.00	
Nearest train station	New Pudsey	
Nearest train station distance (m)	1912.37	
Nearest bus stop	4078	
Nearest bus stop distance (m)	483.05	
Agricultural classification	Grade 3	

Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Green Belt site. Current use as garden nursery. Set away from urban area with the Ring Road acting a strong defensible barrier. Residential development not appropriate in this location and could create further urban sprawl.

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. Set away from urban area with the Ring Road acting a strong defensible barrier. Residential development not appropriate in this location and could create further urban sprawl.

Site Details

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 unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	No
Would development result in an isolated development?	No
Is the site well connected to the built up area?	Yes
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	No
Unrestricted Sprawl Conclusion	High potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	No
Coalescence Conclusion	No merging but there is no defensible boundary

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas (SSSIs)	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	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	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

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 and health not met, OK Education	2
Access comments	
Access from Tyersal Road, requires footways on site frontage and improvement to west	4
Local network comments	
Access onto Dick Lane, in Bradford,,small site	4
Mitigation measures	Total score
Footway improvements.	10
Highways site support	
Yes with mitigation	
Contingent on other sites	
Contingent on other sites	

Highways Agency

Impact	No material impact	Network Status	No objection, no mitigation required

Network Rail

Yorkshire Water

Treatment Works	

Environment Agency

Constraints	
FZ1 over 1ha. See comments in our previous I&O consultation. Site on historic landfill.	

LCC

Ecology support	Supported
Supported	

Outer West

4169 Land off Tyersal Road, 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

N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	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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4169 Land off Tyersal Road, Pudsey

Nearest train station	New Pudsey
Nearest train station distance (m)	1814.39
Nearest bus stop	10848
Nearest bus stop distance (m)	137.66

Agricultural classification	Grade 3
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input checked="" type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Green Belt site. Fairly well connected 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 to Tyersal settlement. A strong Green Belt boundary will be required to prevent urban sprawl.

Site Details

Easting	422274	Northing	433667	Site area ha	0.9	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

Description	
Has PP.	

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

SHLAA conclusions

Availability: Short (=<5 yrs) Suitability: Suitable Achievability: Short (=<5yrs)

Summary of infrastructure provider comments

LCC Highways Comments		Rank (1-5)
Public transport accessibility comments		
Meets Core Standards		5
Access comments		5
Access on to Richardshaw Lane		
Local network comments		5
OK		
Mitigation measures		Total score
		15
Highways site support		5
Yes		
Contingent on other sites		5
12/00014/FU 49units built?		
Contingent on other sites		5
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	
Ecology support	Supported
Supported (Green)	

Ecology boundary	

Education comments	

Outer West

4189 Former Pudsey Grangefield School, LS28 7ND

Flood Risk

Flood Zone 1

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
13/9/00105/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	A	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	A	81

Spatial relationships

UDP Designations

Core Strategy

4189 Former Pudsey Grangefield School, LS28 7ND

N32 Greenbelt	0.00	% overlap	Main Urban Area	100.00	% overlap
N34 PAS	0.00		Major Settlement	0.00	
RL1 Rural Land	0.00		Minor Settlement	0.00	
N1 Greenspace	0.00		Overlaps Urban Extension	<input checked="" type="checkbox"/>	
N1A Allotments	0.00		Regeneration Areas		
N5 Open Space	0.00				
N6 Playing Pitch	0.00		Inner South RA	0.00	% overlap
N8 Urban Green Corridor	0.00		LB Corridor RA	100.00	
CC Shopping Quarter	0.00		EASEL RA	0.00	
UDP City Centre	0.00		Aire Valley RA	0.00	
S2S6 Town Centre	0.00		West Leeds Gateway	0.00	
Proposed Local Centre	0.00				
Overlaps N37 SLA	<input type="checkbox"/>				
Sch. Ancient Mon.	0.00				

Other Spatial Relationship

LCC ownership %	99.97
Nearest train station	New Pudsey
Nearest train station distance (m)	1306.63
Nearest bus stop	9638
Nearest bus stop distance (m)	56.87
Agricultural classification	Urban
Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>
Overlaps Listed Building	<input checked="" type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

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 planning permission or existing UDP allocation. Principle of residential development accepted

Site Details

Easting	420978	Northing	433211	Site area ha	1.1	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	Sloping	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description	
Has PP	

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

SHLAA conclusions

Availability: Short (=<5 yrs) Suitability: Suitable Achievability: Short (=<5yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
Meets Core Standards	5
Access comments	
Access via Gibraltar Rd to Waterloo Rd with improvements	4
Local network comments	
OK	5
Mitigation measures	Total score
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	Network Status	No objection, no mitigation required
n/a			

Network Rail

Yorkshire Water

Treatment Works	

Environment Agency

Constraints	
FZ1 over 1ha. See comments in our previous I&O consultation.Historic landfill southern boundary of site	

LCC

Ecology support	Supported
Supported (Green)	
Ecology boundary	
Education comments	

Outer West

4193 Land At Waterloo Road and Gibraltar Road, Pudsey

Flood Risk

Flood Zone 1. Possible surface water 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
12/00691/ADV	Six non illuminated flag signs and 2 non illuminated development signs	A	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	A	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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas	
Inner South RA	0.00
LB Corridor RA	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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Nearest train station	New Pudsey
Nearest train station distance (m)	1104.97
Nearest bus stop	7443
Nearest bus stop distance (m)	115.34

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

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

Outer West

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
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

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Outer West

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

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Ecology boundary

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Education comments

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Flood Risk

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Utilities

Gas	

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage	

Natural England

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Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
13/02859/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/FU	A	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	A	100
13/00882/FU	Amendment to previous residential scheme 12/04468/FU - plot 7 changing from 2 to 3 bed dwelling	A	100

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	100.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	99.99
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Nearest train station	Bramley
Nearest train station distance (m)	1555.50
Nearest bus stop	3074
Nearest bus stop distance (m)	135.03

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

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

Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted

Outer West

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

Site type	Brownfield
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

SHLAA conclusions

Availability: Short (=<5 yrs) Suitability: Suitable Achievability: Short (=<5yrs)

Summary of infrastructure provider comments

Highways Agency	
Impact	Network Status
Network Rail	
Yorkshire Water	
Treatment Works	
Environment Agency	
Constraints	
LCC	
Ecology support	
Ecology boundary	
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
11/05295/FU	Change of use, partial demolition and three storey extension of former nursery to form 11 flats with car parking and associated external works	A	100

13/9/00020/MOD	Change of use, partial demolition and three storey extension 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	M01	100
12/04504/COND	Consent, agreement or approval required by condition 3 of Planning Application 11/05296/CA	A	100
11/05296/CA	Conservation Area application to demolish single storey side and rear extensions	A	100

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	100.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	100.00
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Nearest train station	New Pudsey
Nearest train station distance (m)	1611.04
Nearest bus stop	4020
Nearest bus stop distance (m)	155.99

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

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 planning permission or existing UDP allocation. Principle of residential development accepted

Site Details

Easting	424775	Northing	434357	Site area ha	0.2	SP7	Main Urban Area Infill
HMCA	Outer West				Ward	Armley	

Site Characteristics

Site type	Brownfield
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

SHLAA conclusions

Availability: Short (= <5 yrs) Suitability: Suitable Achievability: Short (= <5yrs)

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	
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Network Rail

Yorkshire Water

Treatment Works	
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Environment Agency

Constraints	
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LCC

Ecology support	
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Ecology boundary

Education comments

Flood Risk

Utilities

Gas	
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Electric

Fire and Rescue

Telecoms

Other

English Heritage	
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Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
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Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	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)	825.90
Nearest bus stop	4609
Nearest bus stop distance (m)	169.61
Agricultural classification	Urban

Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

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

Outer West

4202 Roker Lane, Pudsey

Site 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
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On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

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 unrestricted sprawl of large built up areas

Would development lead to/constitute ribbon development?	No
Would development result in an isolated development?	No
Is the site well connected to the built up area?	Yes
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	No
Unrestricted Sprawl Conclusion	High potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	No
Coalescence Conclusion	No merging of settlements

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	Yes
Does the site include local/national nature conservation areas (SSSIs)	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	No
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	No
Encroachment Conclusion	Site performs an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	No
Can development preserve this character?	Yes
Character Conclusion	No effect on the setting and special character of historic features

Outer West

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

Availability: Medium (6-10yrs) Suitability: LDF to determine Achievability: Longterm (11+yrs)

Summary of infrastructure provider comments

LCC Highways Comments		
Public transport accessibility comments		Rank (1-5)
Not meet PT /employment ok primary ed, part health and secondary ed		3
Access comments		Rank (1-5)
Rocker Lane, short frontage with access opposite, poor, Hare Lane unsuitable		
Local network comments		Rank (1-5)
Ok		
Mitigation measures		Total score
		11
Highways site support		Rank (1-5)
Yes		
Contingent on other sites		Rank (1-5)
Contingent on other sites		Rank (1-5)

Highways Agency			
Impact	No material impact	Network Status	No objection, no mitigation required

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	
FZ1 over 1ha. See comments in our previous I&O consultation	

LCC	
Ecology support	Supported
Supported	

Outer West

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		
N32 Greenbelt	99.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input checked="" type="checkbox"/>	
Sch. Ancient Mon.	0.00	
Core Strategy		
Main Urban Area	1.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	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)	2706.33
Nearest bus stop	1810
Nearest bus stop distance (m)	191.34

Agricultural classification	Grade 3
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Green Belt site. Adjoins urban area with residential development on two side. Narrow access between houses may not be suitable. Site contained by trees along south and 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 put pressure on further sprawl into the green belt.

Outer West

4203 Crossfield Farm, LS28

Site Details

Easting	420302	Northing	435803	Site area ha	13.8	SP7	Other
HMCA	Outer West				Ward	Calverley and Farsley	

Site Characteristics

Site type	Mixed
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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 unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

SHLAA conclusions

Availability: Medium (6-10yrs) Suitability: LDF to determine Achievability: Longterm (11+yrs)

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Ecology boundary

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Education comments

--

Flood Risk

--

Utilities

Gas	

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage	

Natural England

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Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number Proposal Decision % of site

Spatial relationships

UDP Designations

N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input checked="" type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	New Pudsey
Nearest train station distance (m)	1713.72
Nearest bus stop	8566
Nearest bus stop distance (m)	176.15

Agricultural classification	Grade 3
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input checked="" type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation
Not proposed as housing allocation

DPP Allocation Conclusion
not within settlement hierarchy.

Outer West

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.
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

SHLAA conclusions

Availability: Medium (6-10yrs) Suitability: LDF to determine Achievability: Medium (6-10yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
Meets CS standards	5
Access comments	
Site has no means of access	1
Local network comments	
Local network Ok	5
Mitigation measures	Total score
Needs a means of access	11
Highways site support	
Yes if a suitable access can be found	
Contingent on other sites	
Contingent on other sites	

Highways Agency

Impact	No material impact	Network Status	No objection, no mitigation required

Network Rail

Yorkshire Water

Treatment Works	

Environment Agency

Constraints	
FZ1 over 1ha. See comments in our previous I&O consultation. On historic landfill within western section of site & along eastern boundary	

LCC

Ecology support	Supported
Supported	

Outer West

4204 Cliff Hill Quarry, Wortley

Ecology boundary

Education comments

Flood Risk

Flood Zone 1

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations			Core Strategy		
N32 Greenbelt	0.00	% overlap	Main Urban Area	100.00	% overlap
N34 PAS	0.00		Major Settlement	0.00	
RL1 Rural Land	0.00		Minor Settlement	0.00	
N1 Greenspace	0.00		Overlaps Urban Extension	<input checked="" type="checkbox"/>	
N1A Allotments	0.00				
N5 Open Space	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	<input type="checkbox"/>				
Sch. Ancient Mon.	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
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input checked="" type="checkbox"/>

Conclusions

Issues and Options Summary

N5 site with minerals designation. No access possible within site, would need to be enlarged to connect to highway. Green space area still in use.

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, would need to be enlarged to connect to highway. Green space area still in use.

Outer West

4210 Spring Lea Farm, Troydale, Pudsey

Site Details

Easting	423743	Northing	432728	Site area ha	7.9	SP7	
HMCA	Outer West				Ward	Pudsey	

Site Characteristics

Site type	Greenfield
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On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Agricultural 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 unrestricted sprawl of large built up areas

Would development lead to/constitute ribbon development?	No
Would development result in an isolated development?	Yes
Is the site well connected to the built up area?	No
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	Yes
Unrestricted Sprawl Conclusion	Low potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	Yes
Coalescence Conclusion	No merging but would significantly reduce the green belt gap

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	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

Outer West

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.

SHLAA conclusions

Availability: Short (=≤5 yrs) Suitability: LDF to determine Achievability: Longterm (11+yrs)

Summary of infrastructure provider comments

LCC Highways Comments	
Public transport accessibility comments	Rank (1-5)
Fails PT and Employment, part health and education	2
Access comments	
Access to Troydale Lane achievable	5
Local network comments	
local network ok	4
Mitigation measures	Total score
	11
Highways site support	
Yes	
Contingent on other sites	
Contingent on other sites	

Highways Agency			
Impact	No material impact	Network Status	No objection, no mitigation required

Network Rail

Yorkshire Water
Treatment Works

Environment Agency
Constraints
Eastern part in FZ3. See comments in our previous I&O consultation. Ordinary watercourse(Pudesey Beck running 20m parrallel to eastern boundary), extended culvert (running through centre of the site). On historic landfill

LCC	
Ecology support	Supported with mitigation
Supported with mitigation (Amber) to ensure impacts on adjacent habitat are addressed. Requires careful design to protect and adjacent 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	

Outer West

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 largely 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 any development in 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

UDP Designations

N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	100.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Sch. Ancient Mon.	0.00
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Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Bramley
Nearest train station distance (m)	1701.70
Nearest bus stop	4300
Nearest bus stop distance (m)	164.06

Agricultural classification	Grade 2
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Green Belt site. The site does not connect to the urban area and development would not relate to the settlement. The site is well contained by trees and this would reduce potential for further sprawl. Site would be closer to urban area if site 3050 was developed. Flood risk would also need to be considered.

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 connect to the urban area and development would not relate to the settlement.

Outer West

4213 Land at Rodley lane

Site Details

Easting	423173	Northing	435852	Site area ha	0.6	SP7	Main Urban Area Extension
HMCA	Outer West				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.
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Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute ribbon development?	No
Would development result in an isolated development?	No
Is the site well connected to the built up area?	Yes
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	No
Unrestricted Sprawl Conclusion	Low potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	Yes
Coalescence Conclusion	No merging of settlements

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas (SSSIs)	No
Areas of protected/unprotected woodland/trees/hedgerows?	Yes
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	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	

Outer West

4213 Land at Rodley lane

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)

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
Mitigation measures	Total score
	14
Highways site support	
Yes	
Contingent on other sites	
Contingent on other sites	

Highways Agency

Impact	No material impact	Network Status	No objection, no mitigation required

Network Rail

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Yorkshire Water

Treatment Works

Environment Agency

Constraints
FZ1 under 1ha. See comments in our previous I&O consultation. Canal runs north of site

LCC

Ecology support	Not supported
Red - Avoid development of any of this site, due to proximity to SSSI and important wildlife habitat network function. Poor site for development - 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	

4213 Land at Rodley lane

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 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	100.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Bramley
Nearest train station distance (m)	1633.49
Nearest bus stop	8942
Nearest bus stop distance (m)	129.42

Agricultural classification	Urban
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Overlaps SSSI	<input checked="" type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Green belt site 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.

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 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.

Site Details

Easting	423082	Northing	435834	Site area ha	0.5	SP7	Main Urban Area Infill
HMCA	Outer West				Ward	Bramley and Stanningley	

Site Characteristics

Site type	Greenfield
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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 unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

SHLAA conclusions

Availability: Medium (6-10yrs) Suitability: 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
Mitigation measures	Total score
	14
Highways site support	
Yes	
Contingent on other sites	
Contingent on other sites	

Highways Agency

Impact	No material impact	Network Status	No objection, no mitigation required

Network Rail

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Yorkshire Water

Treatment Works

Environment Agency

Constraints
FZ1 under 1ha. See comments in our previous I&O consultation

LCC

Ecology support	Supported
Supported	

Ecology boundary

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Education comments

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Outer West

4214 Aire Valley Court, Leeds

Flood Risk

Flood Zone 1

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %

0.00

Nearest train station

Bramley

Nearest train station distance (m)

1663.37

Nearest bus stop

6310

Nearest bus stop distance (m)

60.77

Agricultural classification

Urban

Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Brownfield site. Current employment 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

Outer West

4226 Whitehall Road, Farnley

Site Details

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
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On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

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 unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	No
Would development result in an isolated development?	No
Is the site well connected to the built up area?	Yes
Would development round off the settlement?	Partial
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

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

SHLAA conclusions

Availability: Unknown Suitability: LDF to determine Achievability:

Summary of infrastructure provider 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	
Contingent on other sites	

Highways Agency

Impact	No material impact	Network Status	No objection, no mitigation required
n/a			

Network Rail

Yorkshire Water

Treatment Works	

Environment Agency

Constraints	
FZ1 over 1ha. See comments in our previous I&O consultation	

LCC

Ecology support	Supported
Supported (Green)	

Outer West

4226 Whitehall Road, Farnley

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	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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	
Core Strategy		
Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %

0.00

4226 Whitehall Road, Farnley

Nearest train station	Cottingley
Nearest train station distance (m)	3016.17
Nearest bus stop	5250
Nearest bus stop distance (m)	58.69

Agricultural classification	Grade 3
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Green Belt site. Site is surrounded by development, however, New farnley is not in the settlement hierarchy meaning this site is not connected to the main urban area.

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

New Farnley is not within the settlement hierarchy. Site is not connected to the urban area.

Outer West

4227 Leeds & Bradford Road, Bramley

Site Details

Easting	425275	Northing	436118	Site area ha	14.1	SP7	Main Urban Area Extension
HMCA	Outer West				Ward	Bramley and Stanningley	

Site Characteristics

Site type	Greenfield
On-site land uses	
Vacant land	
Neighbouring land uses	
Dwellings	
Waterways	

Other land uses - None

Topography	Sloping	Landscape	Significant Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description	Greenfield site. Set in urban area next to Bramley Fall Park. The site is heavily trees, slopes and borders the Leeds / Liverpool Canal to the north. Residential development is set to the south.
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Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute ribbon development?	No
Would development result in an isolated development?	No
Is the site well connected to the built up area?	Yes
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	No
Unrestricted Sprawl Conclusion	Low potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	Yes
Coalescence Conclusion	No merging but would significantly reduce the green belt gap

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	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

Outer West

4227 Leeds & Bradford Road, Bramley

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 eroded by development. Listed building to south of site, small woodland area separates this from the site.

SHLAA conclusions

Availability: Unknown Suitability: LDF to determine Achievability:

Summary of infrastructure provider comments

LCC Highways Comments		Rank (1-5)
Public transport accessibility comments		
Ok PT and Employment part education and health		4
Access comments		5
Access ok on Leeds Bradford Road		
Local network comments		3
Congeasion Bridge Road / Kirkstall		
Mitigation measures		Total score
		12
Highways site support		
Yes		
Contingent on other sites		
Contingent on other sites		

Highways Agency			
Impact	No material impact	Network Status	No objection, no mitigation required
Assessment of cumulative impact with other sites needed			

Network Rail	

Yorkshire Water	
Treatment Works	
A sewage pumping station is located within the site boundary	

Environment Agency	
Constraints	
FZ1 over 1ha. See comments in our previous I&O consultation. On Historic landfill (east of the site)	

LCC	
Ecology support	Not supported
Red - Poor site, recommend that it is not allocated. This proposed site includes a long stretch of the southern bank of the Leeds Liverpool Canal SSSI - this is the opposite side from the tow path and is currently relatively undisturbed (the site is deisgnated for its aquatic invertebrates and plant communities). The proposed allocation would also result in the loss of part of the Bramley Falls and Newlay Quarry LNA recently designated	

as a Local Wildlife Site (new name for SEGIs) for its woodland habitat with high density of native bluebell. The proposed site forms an important section of the wildlife habitat network which runs down the River Aire/ Leeds Liverpool Canal corridor. This site is important for Lowland Mixed Deciduous Woodland and Lowland Acid Grassland both UK BAP priority habitats. All areas of the site which include woodland, scrub and acid grassland communities should be excluded from the proposed site (the vast majority if not all of the site) - any development of the residual area (likely to be very small) should include mitigation to manage surrounding areas for biodiversity. The canal and neighbouring woodland/scrub supports 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

Telecoms

Other

English Heritage

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
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Spatial relationships

UDP Designations

Core Strategy

4227 Leeds & Bradford Road, Bramley

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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas	
Inner South RA	0.00
LB Corridor RA	0.00
EASEL RA	0.00
Aire Valley RA	0.00
West Leeds Gateway	0.00

Other Spatial Relationship

LCC ownership %	97.85
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Nearest train station	Headingley
Nearest train station distance (m)	1554.87
Nearest bus stop	6734
Nearest bus stop distance (m)	168.03

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input checked="" type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input checked="" type="checkbox"/>
Overlaps Strat. Employment buffer	<input checked="" type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Green Belt site. The site is 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 eroded by development.

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. 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 eroded by development.

Site Details

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 unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

SHLAA conclusions

Availability: Short (= <5 yrs) Suitability: Suitable Achievability: Short (= <5yrs)

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Ecology boundary

Education comments

Flood Risk

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	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)	1753.57
Nearest bus stop	9279
Nearest bus stop distance (m)	53.28
Agricultural classification	Urban
Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Brownfield site in residential area. 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.

Outer West

5004 Calverley Lane, Farsley

Site Details

Easting	421059	Northing	436270	Site area ha	5.5	SP7	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 unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	No
Would development result in an isolated development?	Yes
Is the site well connected to the built up area?	No
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	Yes
Unrestricted Sprawl Conclusion	High potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	Yes
Coalescence Conclusion	No merging but would significantly reduce the green belt gap

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	Yes
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas (SSSIs)	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	No
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	No
Encroachment Conclusion	Site performs an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	No
Can development preserve this character?	Yes
Character Conclusion	No effect on the setting and special character of historic features

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Isolated site that would reduce the green belt gap between Calverley and Rodley.
--

Outer West

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

Public transport accessibility comments	Rank (1-5)
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
Mitigation measures	Total score
	4
Highways site support	
No	
Contingent on other sites	
Contingent on other sites	

Highways Agency

Impact	No material impact	Network Status	No objection, no mitigation required
n/a			

Network Rail

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Yorkshire Water

Treatment Works

Environment Agency

Constraints
FZ1 over 1ha. See comments in our previous I&O consultation

LCC

Ecology support	Supported with mitigation
Supported with mitigation (Amber) This proposed allocation includes a significant north-south hedgerow a UK BAP priority habitat, and parkland type trees. Need to protect hedgerow and open grown trees within public open space - and not in private garden space. The open grown trees need to be checked for bat roosts and consideration given to commuitng/foraging routes.	
Ecology boundary	

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

N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input checked="" type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	New Pudsey
Nearest train station distance (m)	1966.46
Nearest bus stop	13899
Nearest bus stop distance (m)	475.05

Agricultural classification	Grade 3
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input checked="" type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Green belt site with agricultural use. Road frontage to east, tree lined boundaries. Set away from urban area and any development would have significant impact on the green belt 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

Green belt site with agricultural use. Road frontage to east, tree lined boundaries. Set away from urban area and any development would have significant impact on the green belt and reduce the gap between Calverley and Rodley.

Outer West

5010 41-45 Stanningley Road, Armley

Site Details

Easting	426895	Northing	433735	Site area ha	0.3	SP7	Main Urban Area Infill
HMCA	Outer West				Ward	Armley	

Site Characteristics

Site type	Brownfield
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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 unrestricted sprawl of large built up areas

Would development lead to/constitute ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

Outer West

5010 41-45 Stanningley Road, Armley

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	
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Network Rail

Yorkshire Water

Treatment Works	
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Environment Agency

Constraints	
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LCC

Ecology support	
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Ecology boundary

Education comments

Flood Risk

Utilities

Gas	
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Electric

Fire and Rescue

Telecoms

Other

English Heritage	
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Natural England

Outer West

501041-45 Stanningley Road, Armley

App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	100.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	100.00	

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Burley Park
Nearest train station distance (m)	1757.85
Nearest bus stop	2726
Nearest bus stop distance (m)	92.88

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Brownfield site in residential area. 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.

Outer West

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	

Site Characteristics

Site type	Mix 50:50
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Outer West

5105 Lawns House, Chapel Lane, Farnley, Leeds, LS12 5et

SHLAA conclusions

Availability:

Suitability:

Achievability:

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Ecology boundary

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Education comments

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Flood Risk

--

Utilities

Gas	

Electric

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Fire and Rescue

--

Telecoms

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Other

English Heritage	

Natural England

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Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
14/02942/FU	Detached single storey dwelling (plot 10)	W	100

Outer West

5105 Lawns House, Chapel Lane, Farnley, Leeds, LS12 5et

13/04809/FU	Detached single storey dwelling	A	100
13/03369/LI	Listed Building application for change of use with internal alterations and single storey side extension from offices to 8No. dwellings	A	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	A	100
14/01365/FU	Single storey side extension	A	100
14/00500/COND	Consent, agreement or approval required by conditions 3, 4, 5, 7 and 9 of Planning Application 13/04809/FU	A	100

Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Bramley
Nearest train station distance (m)	2423.57
Nearest bus stop	4915
Nearest bus stop distance (m)	284.55
Agricultural classification	Grade 3

Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input checked="" type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary	

Site affects others?	

Sustainability summary	

Summary of reps	

Comments on phasing	

DPP Allocation	
Identified housing site	

DPP Allocation Conclusion	
Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted	

Outer West

5110 Springfield Iron Works, Bagley Lane, Farsley

Site Details

Easting	422067	Northing	435653	Site area ha	0.4	SP7	Main Urban Area Infill
HMCA	Outer West				Ward	Calverley 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	

Description

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

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Outer West

5110 Springfield Iron Works, Bagley Lane, Farsley

SHLAA conclusions

Availability:

Suitability:

Achievability:

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

--

Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Ecology boundary

--

Education comments

--

Flood Risk

--

Utilities

Gas	

Electric

--

Fire and Rescue

--

Telecoms

--

Other

English Heritage	

Natural England

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Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
13/02933/OT	Outline application for residential development	A	100

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	New Pudsey
Nearest train station distance (m)	1639.17
Nearest bus stop	7026
Nearest bus stop distance (m)	66.77

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation

Identified housing site

DPP Allocation Conclusion

Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted

Outer West

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 and Stanningley	

Site Characteristics

Site type	Greenfield
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	

Description

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

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SHLAA conclusions

Availability:

Suitability:

Achievability:

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works			
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Environment Agency

Constraints	
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LCC

Ecology support			

Ecology boundary

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Education comments

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Flood Risk

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Utilities

Gas			

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage			

Natural England

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Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
13/03007/FU	Residential development for 6 pairs of semi-detached two storey dwellings (12 new dwellings in total)	A	100

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	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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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
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary	

Site affects others?	

Sustainability summary	

Summary of reps	

Comments on phasing	

DPP Allocation	
Identified housing site	

DPP Allocation Conclusion	
Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted	

Outer West

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
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

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SHLAA conclusions

Availability:

Suitability:

Achievability:

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Ecology boundary

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Education comments

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Flood Risk

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Utilities

Gas	

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage	

Natural England

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Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	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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Nearest train station	New Pudsey
Nearest train station distance (m)	2560.48
Nearest bus stop	9562
Nearest bus stop distance (m)	86.43

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation
Identified housing site

DPP Allocation Conclusion
Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted

Outer West

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				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	

Description

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

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Outer West

5119 Ingham's Avenue, Waterloo Mount & Grove

SHLAA conclusions

Availability:

Suitability:

Achievability:

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Ecology boundary

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Education comments

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Flood Risk

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Utilities

Gas			

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage			

Natural England

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Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
11/01313/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	A	100

5119 Ingham'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	A	100
12/01601/COND	Consent, agreement or approval required by condition 6 of Planning Application 10/04705/FU	A	100

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	100.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	99.98
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Nearest train station	New Pudsey
Nearest train station distance (m)	855.10
Nearest bus stop	10712
Nearest bus stop distance (m)	129.06

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation
Identified housing site

DPP Allocation Conclusion
Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted

Site Details

Easting	423906	Northing	435504	Site area ha	0.2	SP7	Main Urban Area Infill
HMCA	Outer West				Ward	Bramley and Stanningley	

Site Characteristics

Site type	Brownfield
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

SHLAA conclusions

Availability: Suitability: Achievability:

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works	
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Environment Agency

Constraints			

LCC

Ecology support			

Ecology boundary

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Education comments

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Flood Risk

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Utilities

Gas			

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage			

Natural England

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Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
10/00887/FU	Change of use including part demolition and part new roof of public house to childrens play centre with residential above	A	88

12/03440/COND	Consent, agreement or approval required by conditions 2, 3, 6 and 10 of Planning Application 24/97/03/FU	A	99
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Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	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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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
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation
Identified housing site

DPP Allocation Conclusion
Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted

Site Details

Easting	422316	Northing	433049	Site area ha	0.4	SP7	Main Urban Area Infill
HMCA	Outer West				Ward	Pudsey	

Site Characteristics

Site type	Brownfield
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On-site land uses

Residential institution

Neighbouring land uses

Dwellings

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Former residential care home within well established residential area.
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Outer West

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

Mitigation measures Total score
15

Highways site support
Yes

Contingent on other sites

Contingent on other sites

Highways Agency

Impact Network Status

Network Rail

Yorkshire Water

Treatment Works

Environment Agency

Constraints

LCC

Ecology support Supported
Supported (Green)

Ecology boundary

Education comments

Outer West

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	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	100.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	97.89
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Nearest train station	New Pudsey
Nearest train station distance (m)	1724.63
Nearest bus stop	10887
Nearest bus stop distance (m)	176.46

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Good brownfield housing site within 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 an established residential area within walking distance of Pudsey Town Centre.

Site Details

Easting	423435	Northing	435383	Site area ha	0.7	SP7	Main Urban Area Infill
HMCA	Outer West				Ward	Bramley and Stanningley	

Site Characteristics

Site type	Brownfield
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On-site land uses

Residential institution

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 unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

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SHLAA conclusions

Availability: Suitability: Achievability:

Summary of infrastructure provider comments

LCC Highways Comments			Rank (1-5)
Public transport accessibility comments			
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
Mitigation measures			Total score
			15
Highways site support			
Yes			
Contingent on other sites			
Contingent on other sites			

Highways Agency	
Impact	Network Status

Network Rail

Yorkshire Water
Treatment Works

Environment Agency
Constraints

LCC	
Ecology support	Supported
Supported (Green)	

Ecology boundary

Education comments

Outer West

5136 Hillside Reception Centre Leeds and Bradford Road 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

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	99.99
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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
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Brownfield site within existing residential 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

Brownfield site within existing residential area which would be well suited to residential use.

Site Details

Easting	422456	Northing	434741	Site area ha	1.4	SP7	Main Urban Area Infill
HMCA	Outer West				Ward	Bramley and Stanningley	

Site Characteristics

Site type	Brownfield
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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 unrestricted sprawl of large built up areas

Would development lead to/constitute ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

SHLAA conclusions

Availability: Suitability: Achievability:

Summary of infrastructure provider comments

Highways Agency

Impact	No material impact	Network Status	No objection
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Network Rail

Yorkshire Water

Treatment Works	
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Environment Agency

Constraints	
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LCC

Ecology support	Supported
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Supported - Green.

Ecology boundary

Education comments

Flood Risk

Fluvial Flood Risk = Low (FZ1). Surface water flood risk = Low.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

App Number	Proposal	Decision	% of site
12/04239/OT	Outline application for residential development	W	76

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	100.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	0.05
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Nearest train station	New Pudsey
Nearest train station distance (m)	1391.84
Nearest bus stop	11193
Nearest bus stop distance (m)	140.72

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input checked="" type="checkbox"/>

Conclusions

Issues and Options Summary

Brownfield site may be suited to some residential uses although would lead to loss of existing businesses. Redevelopment would improve appearance of site and potentially amenity 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 residential development.

Site Details

Easting	426674	Northing	433464	Site area ha	0.1	SP7	Main Urban Area Infill
HMCA	Outer West				Ward	Armley	

Site Characteristics

Site type	Brownfield
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

SHLAA conclusions

Availability: Suitability: Achievability:

Summary of infrastructure provider comments

Highways Agency	
Impact	Network Status

Network Rail	

Yorkshire Water	
Treatment Works	

Environment Agency	
Constraints	

LCC	
Ecology support	

Ecology boundary	

Education comments	

Flood Risk	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
English Heritage	

Natural England	

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
14/9/00019/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/FU for repositioning of bin	M01	100

store, new door and addition of roof lights

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	100.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	100.00	

Other Spatial Relationship

LCC ownership %	5.23
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Nearest train station	Burley Park
Nearest train station distance (m)	2107.39
Nearest bus stop	10837
Nearest bus stop distance (m)	27.38

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation

Identified housing site

DPP Allocation Conclusion

Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted

Outer West

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	Bramley and Stanningley	

Site Characteristics

Site type	Brownfield
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Outer West

HLA24046 Brown Cow Ph Stanningley Rd Pudsey

SHLAA conclusions

Availability:

Suitability:

Achievability:

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works			
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Environment Agency

Constraints	
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LCC

Ecology support			

Ecology boundary

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Education comments

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Flood Risk

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Utilities

Gas			

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage			

Natural England

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Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
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

car parking

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	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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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
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation

Identified housing site

DPP Allocation Conclusion

Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted

Outer West

HLA24048 Prospect House Fawcett Lne LS12

Site Details

Easting	426325	Northing	432185	Site area ha	0.1	SP7	Main Urban Area Infill
HMCA	Outer West				Ward	Farnley and Wortley	

Site Characteristics

Site type	Mix 70:30
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

SHLAA conclusions

Availability:

Suitability:

Achievability:

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works			

Environment Agency

Constraints			

LCC

Ecology support	

Ecology boundary

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Education comments

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Flood Risk

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Utilities

Gas			

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage			

Natural England

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Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
13/02683/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	A	100

accommodation and undercroft car parking and storage			
10/01833/EXT	Extension of Time for planning application 07/00836/FU (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)	A	100

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	0.25
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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
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation

Identified housing site

DPP Allocation Conclusion

Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted

Outer West

HLA24050 Vernon Place LS28

Site Details

Easting	422278	Northing	434517	Site area ha	0.1	SP7	Main Urban Area Infill
HMCA	Outer West				Ward	Bramley and Stanningley	

Site Characteristics

Site type	Brownfield
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

SHLAA conclusions

Availability:

Suitability:

Achievability:

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

--

Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Ecology boundary

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Education comments

--

Flood Risk

--

Utilities

Gas	

Electric

--

Fire and Rescue

--

Telecoms

--

Other

English Heritage	

Natural England

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Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
09/9/00160/MOD	Detached 4 storey block of 8 one bedroom flatsNON MATERIAL AMENDMENT: Building position moved 1m to the north west	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 office	A	99
10/03907/EXT	Extension of time for planning application 08/00023/FU for detached 4 storey block of 8 one bedroom flats	A	93
12/03680/FU	Retrospective application for covered carport to be used as a valeting bay	A	92
12/03681/ADV	Retrospective application for four non-illuminated signs to hand car wash	A	92

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	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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Nearest train station	New Pudsey
Nearest train station distance (m)	1162.79
Nearest bus stop	12241
Nearest bus stop distance (m)	99.66

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Outer West

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 accepted

Outer West

HLA24051 43 Carr Crofts LS12

Site Details

Easting	426950	Northing	433391	Site area ha	0	SP7	Main Urban Area Infill
HMCA	Outer West				Ward	Armley	

Site Characteristics

Site type	Brownfield
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

SHLAA conclusions

Availability:

Suitability:

Achievability:

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works			
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Environment Agency

Constraints	
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LCC

Ecology support			

Ecology boundary

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Education comments

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Flood Risk

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Utilities

Gas			

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage			

Natural England

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Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
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 bed and 5 two bed flats with	A	98

	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 Conservation Area application for the demolition of vacant manufacturing unit	A	98
10/02363/OT	Outline Application for demolition of an existing waste 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.	A	99
10/02364/CA	Conservation Area Application for demolition of all buildings.	W	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	1.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	100.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	100.00	

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Burley Park
Nearest train station distance (m)	2023.61
Nearest bus stop	11961
Nearest bus stop distance (m)	41.52

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Outer West

HLA24051 43 Carr Crofts 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 planning permission or existing UDP allocation. Principle of residential development accepted

Outer West

HLA24051 Hisco Works Aston Mount LS13

Site Details

Easting	425057	Northing	434612	Site area ha	0.1	SP7	Main Urban Area Infill
HMCA	Outer West				Ward	Armley	

Site Characteristics

Site type	Brownfield
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

SHLAA conclusions

Availability:

Suitability:

Achievability:

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

--

Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Ecology boundary

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Education comments

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Flood Risk

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Utilities

Gas	

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage	

Natural England

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Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
11/02516/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 the roofspace	A	96
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Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Bramley
Nearest train station distance (m)	1122.78
Nearest bus stop	14372
Nearest bus stop distance (m)	209.73

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation

Identified housing site

DPP Allocation Conclusion

Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted

Outer West

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
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

SHLAA conclusions

Availability:

Suitability:

Achievability:

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Ecology boundary

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Education comments

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Flood Risk

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Utilities

Gas	

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage	

Natural England

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Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
10/01508/EXT	Extension of time for planning application P/08/06161/FU for Erection of 5 town houses	A	100

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	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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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
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation
Identified housing site

DPP Allocation Conclusion
Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted

Outer West

HLA24052 249 Pudsey Road LS13

Site Details

Easting	424901	Northing	433459	Site area ha	0.1	SP7	Main Urban Area Infill
HMCA	Outer West				Ward	Farnley and Wortley	

Site Characteristics

Site type	Greenfield
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Outer West

HLA24052 249 Pudsey Road LS13

SHLAA conclusions

Availability:

Suitability:

Achievability:

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works			
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Environment Agency

Constraints	
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LCC

Ecology support			

Ecology boundary

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Education comments

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Flood Risk

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Utilities

Gas			

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage			

Natural England

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Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
09/00599/FU	Block of 5 two bedroom terrace houses with car parking	A	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	A	100
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Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	100.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	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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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
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input checked="" type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation
Identified housing site

DPP Allocation Conclusion
Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted

Outer West

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 and Stanningley	

Site Characteristics

Site type	Brownfield
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Outer West

HLA24052 Hayley's Yard, Upper Town Street Bramley

SHLAA conclusions

Availability:

Suitability:

Achievability:

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works			
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Environment Agency

Constraints	
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LCC

Ecology support			

Ecology boundary

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Education comments

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Flood Risk

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Utilities

Gas			

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage			

Natural England

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Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
09/02571/FU	Change of use of workshop to form 4 two bed dwellings with associated parking and alterations to access	A	100

Outer West

HLA24052 Hayley'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.	A	93
11/02049/COND	Consent, agreement or approval required by conditions 2 and 4 of Planning Application 09/02570/LI	A	93
09/02572/LI	Listed Building Application for alterations including demolition of existing warehouse and outbuildings and to form four 2 bedroom dwellings	A	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	A	85
09/02332/CA	Conservation Area Application for demolition of existing warehouse and outbuildings	A	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	A	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	A	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	A	83
12/01101/FU	Variation of condition 20 of planning approval 09/02567/FU (revised highways circulation)	A	83

Spatial relationships

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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas	
Inner South RA	0.00
LB Corridor RA	100.00
EASEL RA	0.00
Aire Valley RA	0.00
West Leeds Gateway	0.00

Other Spatial Relationship

LCC ownership %	0.96
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Nearest train station	Bramley
Nearest train station distance (m)	980.46
Nearest bus stop	1477
Nearest bus stop distance (m)	91.83

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>
Overlaps Listed Building	<input checked="" type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation

Identified housing site

DPP Allocation Conclusion

Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted

Outer West

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				Ward	Armley	

Site Characteristics

Site type	Brownfield
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

SHLAA conclusions

Availability:

Suitability:

Achievability:

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works			
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Environment Agency

Constraints	
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LCC

Ecology support			

Ecology boundary

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Education comments

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Flood Risk

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Utilities

Gas			

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage			

Natural England

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Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
11/03369/COND	Consent, agreement or approval required by conditions 3, 4 and 8 of Planning Application 10/05776/FU	A	100

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	A	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	A	100

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	100.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	100.00	

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Burley Park
Nearest train station distance (m)	2113.06
Nearest bus stop	3750
Nearest bus stop distance (m)	35.23

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation
Identified housing site

DPP Allocation Conclusion
Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted

Outer West

HLA24054 Former Lord Cardigan Public House, Hough Lane, Bramley, Leeds

Site Details

Easting	424570	Northing	435106	Site area ha	0.2	SP7	Main Urban Area Infill
HMCA	Outer West				Ward	Bramley and Stanningley	

Site Characteristics

Site type	Brownfield
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

SHLAA conclusions

Availability:

Suitability:

Achievability:

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Ecology boundary

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Education comments

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Flood Risk

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Utilities

Gas	

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage	

Natural England

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Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
11/01971/FU	Demolition of public house and erection of 8 dwellings in two terraces with new access, parking and landscaping	A	100

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	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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Nearest train station	Bramley
Nearest train station distance (m)	926.32
Nearest bus stop	398
Nearest bus stop distance (m)	83.15

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation

Identified housing site

DPP Allocation Conclusion

Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted

Outer West

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	

Site Characteristics

Site type	Brownfield
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Outer West

HLA24054 Royal Oak, 40 Silver Royd Hill, Wortley, Leeds, LS12 4QQ

SHLAA conclusions

Availability:

Suitability:

Achievability:

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Ecology boundary

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Education comments

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Flood Risk

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Utilities

Gas	

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage	

Natural England

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Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
11/00024/FU	Two pairs of semi-detached houses and one detached house with associated parking and new vehicular access, including demolition of existing public house	A	100

Outer West

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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	
Core Strategy		
Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	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	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input checked="" type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation

Identified housing site

DPP Allocation Conclusion

Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted

Outer West

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 and Farsley	

Site Characteristics

Site type	Brownfield
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Outer West

HLA25033 Ross Studios, Rodley Lane, Rodley, Leeds

SHLAA conclusions

Availability: Suitability: Achievability:

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Ecology boundary

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Education comments

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Flood Risk

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Utilities

Gas	

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage	

Natural England

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Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
12/9/00115/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	A	100
11/02549/FU	Change of use of photographic studio including extensions to 7 flats and one 6 bedroom 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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	New Pudsey
Nearest train station distance (m)	2365.89
Nearest bus stop	10167
Nearest bus stop distance (m)	65.31

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary	

Site affects others?	

Sustainability summary	

Summary of reps	

Comments on phasing	

DPP Allocation	
Identified housing site	

DPP Allocation Conclusion	
Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted	

Site Details

Easting	423077	Northing	432285	Site area ha	0.2	SP7	Main Urban Area Extension
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	

Description	
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Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

SHLAA conclusions

Availability:

Suitability:

Achievability:

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works			
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Environment Agency

Constraints	
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LCC

Ecology support			

Ecology boundary

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Education comments

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Flood Risk

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Utilities

Gas			

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage			

Natural England

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Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
14/02695/FU	Two blocks of flats forming 24No. affordable dwellings and associated works	W	100

Outer West

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	A	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	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.01	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	39.72	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	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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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
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation
Identified housing site

DPP Allocation Conclusion
Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted

Site Details

Easting	424682	Northing	435072	Site area ha	0	SP7	Main Urban Area Infill
HMCA	Outer West				Ward	Bramley and Stanningley	

Site Characteristics

Site type	Brownfield
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Outer West

HLA24050 BRAMLEY DISTRICT CENTRE LS13

SHLAA conclusions

Availability:

Suitability:

Achievability:

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Ecology boundary

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Education comments

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Flood Risk

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Utilities

Gas			

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage			

Natural England

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Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
10/01564/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 canopy to	A	100

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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
11/00218/EXT	Extension of time period for planning permission 07/06866/FU erection of 2 retail units and associated works to shopping centre	A	100

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	1.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Bramley
Nearest train station distance (m)	981.16
Nearest bus stop	1007
Nearest bus stop distance (m)	24.20

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation

Identified housing site

DPP Allocation Conclusion

Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted