267 Killingbeck Bridge - Wykebridge Depot LS14

Site Deta	ails						
Easting	434233	Northing	434154	Site area ha	0.6	SP7	Main Urban Area Infill
HMCA	East Leeds				Ward	Killingbeck	and Seacroft

Site Characteristics

Site type Brownfield

On-site land uses

Vacant land

Neighbouring land uses

Dwellings

Transport tracks and ways

Other land uses - None

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

Description

The site is situated off York Road and surrounded by Killingbeck Bridge, Diadem Drive. The Leeds York/Selby railway embankment runs adjacent to the site along the Southern boundary. Diadem Drive is a cul-de-sac of existing semi-detached properties. The York Road Highways flats complex, currently undergoing 4m renovation, sits opposite the site on the other side of Killingbeck Bridge. The site was formerly a Leeds City Council depot for the Highways Department. All the buildings have been demolished and the site is currently vacant with large areas of hard-standing which is overgrown by self-seeding plants and shrubs.

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/const	titue ribbon development?	
Would development result in an is	solated development?	
Is the site well connected to the I	ouilt up area?	
Would development round off the	e settlement?	
Is there a good existing barrier be and the undeveloped land?	etween the existing urban area	
Unrestricted Sprawl Conclusion		

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroahment

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

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

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

Character Conclusion

Environment Agency

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

Constraints

267 Killingbeck Bridge - Wykebridge Depot LS14 Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence **SHLAA** conclusions Achievability: Short (=<5yrs) Availability: Short (early) Suitability: Suitable Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) 4 buses per hour. Good accessibility to primary and secdonary education and health Services. 5 Access comments access achievable 5 Local network comments Possible spare capacity at the moment, but some concerns over the cumulative impact. 4 **Total score** Mitigation measures 14 Highways site support yes Contingent on other sites no Contingent on other sites no **Highways Agency** Impact No material impact **Network Status** No objection n/a **Network Rail** Wyke Beck Culvert capacity and other asset protection issues Yorkshire Water Treatment Works Knostrop Knostrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

267 Killingbeck Bridge - Wykebridge Depot LS14

LCC	
Ecology support	Supported with mitigation
Supported with mitiga Beck. Beck supports W	tion to protect and enhance the wildife corridor of the Wyke Beck Valley. Retain a minimum 20 metre corridor from the Wyke /hite-clawed Crayfish and Water Voles.
Ecology boundary	
Education comments	
Flood Risk	
Utilities	
Gas	
Electric	
Fire and Rescue	
The and Research	
Telecoms	
Other	
English Heritage	
Natural England	

Planning History	Applications since 1/1/2009, covering more than 50% of the site		
App Number	Proposal	Decision	% of site
14/03958/OT	Outline application for residential development to former depot site		100

Spatial relationships

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

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

Regeneration Areas				
0.00	% overlap			
0.00				
100.00				
0.00				
0.00				
0.00				
	100.00			

Other Spatial Relationship

LCC ownership %	0.00
Nearest train station Cr	oss Gates
Nearest train station distance (m)	2071.45
Nearest bus stop	2463
Nearest bus stop distance (m)	105.87
Agricultural classification U	Irban
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	✓
Overlaps Minerals Safeguarde	d

Overlaps Minerals Safeguarded 100m

267 Killingbeck Bridge - Wykebridge Depot LS14

Conclusions
Issues and Options Summary
Vacant brownfield site. Suitable in principle for residential development.
Site affects others?
Sustainability summary
minor negative - ecology. Significant positive - access to green space, brownfield site, flood risk and emissions, transport network and local needs met locally based on highways accessibility assessment. Minor positive - access to education, health, culture and leisure. Housing, community participation.
Summary of reps
For Development
Against Development
Statutory From a public transport perspective, we would encourage the prioritisation of these sites based on the proximity to the core public transport network and the bus service frequency levels. (Metro)
Comments on phasing
DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

A cleared and vacant brownfield site in the Main Urban Area. Planning application pending (submitted July 2014).

281 Manston Lane - Radial Park (Ph 1)

Site Details								
Easting	436990	Northing	434625	Site area ha		4	SP7	Main Urban Area Infill
HMCA	HMCA East Leeds			Ward	Cross Gate	s and Whinmoor		

Site Characteristics

Sito typo	Prownfield
Site type	Brownfield

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	No

Descri	ption

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroahment

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

4. Preserve the setting and special character of historic towns

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

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

12/01998/COND

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

Consent, agreement or approval required by conditions 6, 7,

10, 11 and 12 of Planning Application 11/02315/RM

85

281 Man	ston Lane - Radial Park (Ph 1)			
11/02808/COND	Consent, agreement or approval required by condition 16 of Planning Application 08/03440/OT		85	
13/00582/COND	Consent, agreement or approval required by conditions 3 and 4 of Planning Application 11/02315/RM		85	
12/9/00062/MOD	Reserved Matters Application for 129 houses and 19 flats NON MATERIAL AMENDMENT to 11/02315/RM: Minor amendments to plans and elevations for flat block B only	M01	85	
11/02315/RM	Reserved Matters Application for 129 houses and 19 flats	Α	85	
12/01996/COND	Consent, agreement or approval required by conditions 4, 6, 7, 8, 16, 19, 20, 28, 29, 30, 31 and 33 of Planning Application 08/03440/OT		85	
13/04915/COND	Consent, agreement or approval required by condition 27 of Planning Application 08/03440/OT		85	
12/9/00012/MOD	Reserved Matters Application for 129 houses and 19 flats NON MATERIAL AMENDMENT to 11/02315/RM: Plots 11 & 12 house types switched to improve site entrance	M01	85	
14/9/00041/MOD	Reserved Matters Application for 129 houses and 19 flats NON MATERIAL AMENDMENT to 11/02315/RM: Amended roof pitch and alterations to window detailing and porch elements to plots 38 to 41, 48, 49.	M01	85	
11/02731/COND	Consent, agreement or approval required by conditions 21 and 22 of Planning Application 08/03440/OT	Α	85	
11/03016/COND	Consent, agreement or approval required by conditions 10, 11, 12, 13 and 14 of Planning Application 08/03440/OT		85	
13/00581/COND	Consent, agreement or approval required by conditions 5, 10, 11, 12, 13, 14 of Planning Application 08/03440/OT		85	

Spatial relationships

UDP Designations

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

Core Strategy

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

% overlap

Regeneration Areas

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

Other Spatial Relationship

LCC ownership	%	0.46
Nearest train station	(Cross Gates
Nearest train station distance	(m)	728.33
Nearest bus s	top	6286
Nearest bus stop distance	(m)	88.14

281 Manston Lane - Radial Park (Ph 1)

Agricultural classification G	Grade 3
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	<u></u>
Overlaps Pot. Contamination	<u>~</u>
Overlaps Minerals Safeguarded	d
Overlaps Minerals Safeguarded 100n	n 🗌

281 Manston Lane - Radial Park (Ph 1)

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

282 Manston Lane

Site Deta	ails						
Easting	437201	Northing	434878	Site area ha	6.3	SP7	Main Urban Area Infill
HMCA	East Leeds				Ward	Cross Gate	s and Whinmoor

Site Characteristics

Site type Brownfield

On-site land uses

Manufacturing and Wholesale

Vacant land

Neighbouring land uses

Manufacturing and Wholesale

Dwellings

Outdoor sport facility

Other land uses - None

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

Description

Former Optare bus fitting site, plus vacant cable manufacturer to east to the east of Cross Gates Cetnre. Exisiting residential estates to the West and North, the latter separated by playing fields to north. To east is more industrial/commercial development and to the southteh Former Vickers site.

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

Would development lead to/const	itue ribbon development?	
Would development result in an is	solated development?	
Is the site well connected to the b	ouilt up area?	
Would development round off the	e settlement?	
Is there a good existing barrier be and the undeveloped land?	etween the existing urban area	
Unrestricted Sprawl Conclusion		

2. Prevent neighbouring towns from merging

	3	
Would development lead	to physical connection of settlements?	
Do features provide bound	daries to contain the development?	
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

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

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

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

Character Conclusion

Fast Leeds

282 **Manston Lane** 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) Has Planning Permission subject to S106 5 Access comments Has Planning Permission subject to S106 5 Local network comments Has Planning Permission subject to S106 but require opening of Manston Lane Link Road to be fully built out 5 **Total score** Mitigation measures Junction Improvement at Station Road signals. Manston Lane Link Road needs to be built before site is fully developed. 15 Highways site support yes with mitigation - has planning permission subject to S106 and Manston Lane Link Road Contingent on other sites no - However, several sites likely to require construction of Manston Lane Link Road

Highways Agency

Contingent on other sites

Impact No material impact Network Status No objection

no - However, several sites likely to require construction of Manston Lane Link Road

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

Network Rail

Yorkshire Water

Treatment Works Knostrop

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

Environment Agency

Constraints

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

282 Manston Lane

LCC	
Ecology support	Supported
Supported	

Ecology boundary

Education comments

East Leeds Extension – 7000 houses plus sites 2062, 3119, 282, 1297, 2086, 2039 generates 1,750 primary and 700 secondary children. Already in discussions with planners and developers re. new primary and secondary school provision.

Flood Risk

Utilities	
Gas	

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Decision A	% of site
Α	100
Α	100
A	100
Α	100
	A

Spatial relationships	elationships
-----------------------	--------------

UDP Designations

Core Strategy

282 Manston Lane

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

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	6 0.08
No constituein station	0
Nearest train station	Cross Gates
Nearest train station distance (m) 1013.36
Nearest bus stop	5367
Nearest bus stop distance (m	131.59
Agricultural classification	Grade 3
Overlaps SSS	
Overlaps SEG	_ =
<u> </u>	
Overlaps LN/	
Overlaps LNI	
Overlaps Conservation Area	a
Overlaps Listed Building	9 🗌
Overlaps Strat. Employment buffe	r 🔲
Overlaps Public Right of Wa	у
Overlaps SFRA Flood Zone	e
Overlaps EA Flood Zone	e
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	e
Overlaps Pot. Contamination	1 🗸
'	
Overlaps Minerals Safeguar	ded
Overlaps Minerals Safeguarded 10	00m

282 Manston Lane

Conclusions

Issues and Options Summary

Brownfield site. Planning permission granted for residential development 14/11/2012 (application no. 08/00298/OT).

Site affects others?

Sustainability summary

Significant negative - Pollution (Air quality management area or HSE zone). Minor negative - loss of employment site and agricultural land. Signiifcant positive - Flood risk. Emmissions, transport network and local needs met locally based on Highways accessibility assessment. Minor positive - Access to leisure and green space. Housing, community participation and an occupied brownfield site.

Summary of reps

For Development

Against Development

Statutory

From a public transport perspective, we would encourage the prioritisation of these sites based on the proximity to the core public transport network and the bus service frequency levels. (Metro)

Comments on phasing

DPP Allocation

Identified housing site

DPP Allocation Conclusion

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

353 Barrowby Lane (30-34), Austhorpe LS15 8QE

Site Detail	ils						
Easting	437763	Northing	433588	Site area ha	0.4	SP7	Main Urban Area Infill
HMCA East Leeds		Ward	Garforth an	d Swillington			

Site Characteristics

C!1 - 1	Brownfield
SITA TUNA	RECMUTICIO
JILC LYDC	DIOWITICIA

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	No

Description

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

Would development lead		
Do features provide bound		
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

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

4. Preserve the setting and special character of historic towns

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

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

characteristics of openness and permanence

Natural England

353 Barrowby Lane (30-34), Austhorpe LS15 8QE **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

Planning History	Applications since 1/1/2009, covering more than 50% of the site			
App Number	Proposal	Decision	% of site	
12/00646/FU	Laying out of access road and erection of 11 detached houses	Α	100	

353 Barr	owby Lane (30-34), Austhorpe LS15 8QE			
11/01963/EXT	Extension of Time for application 08/01087/FU for demolition of 3 bungalows, laying out of access road and erection of 11 houses	Α	100	
13/00993/FU	Variation of condition no. 13 of permission 12/00646/FU to allow surface water discharge proposal to an alternate location	Α	100	
12/03541/COND	Consent, agreement or approval required by conditions 9, 10 and 18 of Planning Application 12/00646/FU	Α	100	
14/02078/FU	Substitution of housetypes to Plots 2, 5, 6 and 10 of previously approved scheme 12/00646/FU to include single storey rear extension to rear of currently approved house types	Α	100	

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %		0.00
Nearest train station	(Cross Gates
Nearest train station distance ((m)	1709.55
Nearest bus s	top	2129
Nearest bus stop distance ((m)	169.10

Agricultural classification Grade 3

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

353 E	Barrowby Lane (30-34), Austhorpe LS15 8QE

Overlaps Minerals Safeguarded	
Overlaps Minerals Safeguarded 100m	

353 Barrowby Lane (30-34), Austhorpe LS15 8QE

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

795 Red Hall Lane LS17

Site Details								
Easting	434546	Northing	438507	Site area ha		14.9	SP7	Main Urban Area Infill
HMCA	ICA East Leeds				Ward	Cross Gates	s and Whinmoor	

Site Characteristics

Site type Greenfield

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	No

Description

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroahment

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

4. Preserve the setting and special character of historic towns

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

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

795	Red Hall Lane LS17		
SHLAA co	onclusions		
Availabili	ity: Medium (6-10yrs)	Suitability: LDF to determine	Achievability: Medium (6-10yrs)
Summai	ry of infrastructure prov	rider comments	
	ways Comments		
	sport accessibility comments		Rank (1-5)
	nary education only		
			<u> </u>
Access cor			
Access on	to Redhall Lane		5
Local netw	vork comments		
	n on A58, junction with Redhall	Lane and further afield	
			3
Mitigation	measures		Total score
			9
Highways	site support		
No			
Contingen	t on other sites		
Contingen	t on other sites		
Highway	s Agency		
Impact N	lo material impact	Network Status No objection, no mitigatio	n required
Assessme	nt of cumulative impact with o	ther sites needed	
Network	Pail		
Network	Kali		
Yorkshire	e Water		
Treatment	Works		
Fnvironn	nent Agency		
Constraint			
	Tha. See comments in our prev	ious I&O consultation.	
	· · ·		
LCC			
Ecology su			
Supported			
Ecology bo	oundary		
Education	comments		
Luucation	COMMITTERIES		

795 Red	Hall Lane LS17				
Flood Risk					
Flood Zone 1					
Utilities					
Gas					
Electric					
Fire and Rescue					
Telecoms					
Other English Heritage					
Liigiisii Heritage					
Natural England					
Planning History	Applications since 1/1/2009, covering mo	ore than 50% of the site			
App Number	Proposal		Decision	% of site	

Spatial relationships

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

Core Strategy	

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

% overlap

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	99.68
Nearest train station	Cross Gates
Nearest train station distance (m)	4417.38
Nearest bus stop	5012
Nearest bus stop distance (m)	288.40

ivearest train station	Cross Gales
Nearest train station distance (m) 4417.38
Nearest bus sto	p 5012
Nearest bus stop distance (m) 288.40
Agricultural classificatio	n Grade 3

795 Red Hall Lane LS17

Overlaps SSSI
Overlaps SEGI
Overlaps LNA
Overlaps LNR
Overlaps Conservation Area
Overlaps Listed Building
Overlaps Strat. Employment buffer
Overlaps Public Right of Way
Overlaps SFRA Flood Zone
Overlaps EA Flood Zone
Overlaps HSE Major Hazard
Overlaps HSE Gas Pipeline
Overlaps Pot. Contamination
Overlaps Minerals Safeguarded
Overlaps Minerals Safeguarded 100m
Overlaps ivillierais safeguarded 100111

795 Red Hall Lane LS17

Issues and Options Summary
Site affects others?
Sustainability summary
Summary of reps
Road infrastructurenot good enough to cope with increase in traffic.
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

796 York Road - Grime's Dyke LS14

Site Deta	ails						
Easting	436311	Northing	437258	Site area ha	17.2	SP7	Main Urban Area Infill
HMCA	East Leeds				Ward	Cross Gate	s and Whinmoor

Site Characteristics

	ita tuna	Croonfield
-	nie type	Greenfield

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	No

_	
Descri	ntion
DESCHI	puon

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroahment

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

4. Preserve the setting and special character of historic towns

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

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

796 York Road - Grime's Dyke LS14 **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) Partially meets bus and employment (80%) partial promary health and education (30%) 3 Access comments Agreed junction on A64 5 Local network comments 5 Total score Mitigation measures Access works 13 Highways site support Already approved and under construction. Contingent on other sites Contingent on other sites **Highways Agency** Impact | Material impact Network Status No objection subject to satisfactory mitigation Assessment of cumulative impact with other sites needed **Network Rail** Yorkshire Water Treatment Works **Environment Agency** Constraints FZ1 over 1ha. See comments in our previous I&O consultation. LCC Not supported **Ecology support** Not suported (Red) - This site includes some areas of species rich semi-imporved grassland. There are also hedgerows and lowland mixed deciduous woodland UK Biodiversity Action Plan Priority habitats. Retain areas of more species rich grassland to the south and east as well as woodland and hedgerows. Enhance as part of the development of the remainder of the site. Site already has planning permission.

Ecology boundary

Supported with mitigation if Red hatched areas are excluded and boundary amended as per drawing RM/79

Supported with mitigation if Red hatched areas are excluded and boundary amended as per drawing RM/796. Mitigation will still be required to ensure impacts on adjacent habitats are addressed.

796	York Road - Grime's Dyke LS14
Education com	ments
Flood Risk	
Flood Zone 1	
Utilities	
Gas	
Electric	
Fire and Rescu	е
Telecoms	
Other	
English Heritag	ge ge
Natural Englan	d

Planning History	Applications since 1/1/2009, covering more than 50% of the site		
App Number	Proposal	Decision	% of site
12/03402/FU	Erection of 372 dwellings	Α	92
14/9/00141/MOD	Erection of 372 dwellings NON MATERIAL AMENDMENT to 12/03402/FU: Velux window to rear of Morley Housetype all winster housetypes changed to the new version.		92
14/01562/FU	Substitution of 31 plots to provide 28 dwellings, repositioning of substation	Α	92
13/04932/COND	Consent, agreement or approval required by conditions 3, 4, 5, 9, 10, 22, 32 and 33 of Planning Application 12/03402/FU		92
09/03238/OT	Outline Application to layout access road and erect circa 500 dwellings, with ancillary retail and community facilities	R	92
14/01013/COND	Consent, agreement or approval required by conditions 7, 11, 12, 13, 15, 17, 18, 19, 20, 21, 28 and 31 of Planning Application 12/03402/FU		92
14/00719/COND	Consent, agreement or approval required by conditions 3, 4, 5, 9, 10, 17, 18, 19, 21, 22, 32, 33 of Planning Application 12/03402/FU		92

Spatial relationships	
UDP Designations	Core Strategy

796 York Road - Grime's Dyke LS14

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

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

Regeneration Areas

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

Other Spatial Relationship

Otrici Spatiai itelationsiiip	,
LCC ownership %	3.24
Nearest train station Cr	oss Gates
Nearest train station distance (m)	2811.56
Nearest bus stop	11987
Nearest bus stop distance (m)	363.78
Agricultural classification G	irade 3
0 1 0001	
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	✓
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	✓
Overlaps Minerals Safeguarde	b
Overlaps Minerals Safeguarded 100n	n 🗌

796 York Road - Grime's Dyke LS14

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
Summary of reps	
For Development	
Against Development	
	ough to cope with an increase in traffic.
Statutory	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
Site with current or recently expire	ed planning permission or existing UDP allocation. Principle of residential development accepted

Site Deta	ails						
Easting	436898	Northing	436873	Site area ha	204.5	SP7	Main Urban Area Infill
HMCA	East Leeds,	North Leed	s, Outer No	rth East	Ward	Cross Gates	and Whinmoor

Site Characteristics

Site type	Brownfield

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front No	

Description

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroahment

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

4. Preserve the setting and special character of historic towns

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

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

797	East Leeds Extension				
SHLAA con	clusions				
Availability	r: Short (early)	Suitability:	Suitable	Achievability: Short (=<5yrs)	
Summary	of infrastructure provider	comments			
LCC Highw	ays Comments				
	port accessibility comments				Rank (1-5)
Parially meet	ts bus and employment(70%) mee	ets primary healt	h and education,	partially meets secondary education(40%)	3
					3
Access comm	nents				
Local networ	k comments				
Local fictivol	K comments				
Mitigation m	easures				Total score
Highways sit	o cupport				
nigriways sit	e support				
Contingent o	on other sites				
Contingent of	on other sites				
Highways A	Agency				
		ork Status	Likely to require	significant physical mitigation	
Assessment	of cumulative impact with other si	tes needed			
Network R	ail				
Yorkshire \ Treatment W					
	stand off distance(s)/diversion(s)	will be required	for all infrastruct	ure	
Environme	nt Agency				
Constraints					
				1&O consultation.Cock Beck (main river) runs along a tercourse) runs along western boundary north of A64	
LCC	The second the doubt of the	o Oo. I	o (o. amar y wa		<u>-</u>
Ecology supp	port Not supported				
		n includes a sect	ion of the Cock B	eck and Grimes Dike which are both UK BAP priority h	abitat. They

Not supported (Red) - This proposed allocation includes a section of the Cock Beck and Grimes Dike which are both UK BAP priority habitat. They form an important corridor running north to south along the western boundary of the area. There are also lowland mixed deciduous woodland UK BAP Priority Habitat which should be retained. Networks of hedgerows should be retained within public open space of developments where possible. Retain the beck and tributories with a 20m biodiversity buffer stand-off from both sides to establish as a linear informal nature park area - and link into the disused railway to Scholes via an "Ecological Bridge with Cycle route" to connect to the East Leeds Country Park on the outside of the new ring road. Otter a European protected species has been recorded on the Cock Beck. The beck will also be important for bats another group of European protected species. Retain a 20m biodiversity buffer stand-off from the other beck towards the southern boundary that flows into the Cock Beck and Barnbow Common SEGI. Retain a minimum biodiversity buffer 10 metres on both sides of any other small becks or wet ditches. Remove woodland blocks and other features shown on the Leeds Habitat Network from the developable area.

Ecology boundary

Supported with mitigation if Red hatched areas are excluded and boundary amended as per drawings RM/797 A to D. Mitigation will still be required to ensure impacts on adjacent habitats are addressed. Special ecologically designed linkages will be required where the new ring road crosses: 1 Wood Lane (and the nearby beck); 2 Disused railway; 3 Cock Beck; and 4 beck flowing into Cock Beck (see drawings) - these features all form part of the Leeds Habitat Network and must not be physically severed. These 4 crossing points will need to be factored into Highway design costings at an early stage - with design of ecological bridging features agreed. Bat activity surveys will need to focus on the 4 crossing points to identify levels of bat activity and influence design of Highway crossing features. Significant opportunity for positive biodiversity enhancements (or compensation/offsetting for unavoidable loss of habitats within the allocation) on outside of new ring road to increase the area and quality of Barnbow Common SEGI - so that it connects with the new East Leeds Country Park.

App Number	Proposal	Decision	% of site
Planning History	Applications since 1/1/2009, covering more than 50% of the site		
Natural England			
English Heritage			
Other			
Telecoms			
Fire and Rescue			
Fire and Decays			
Electric			
Gas			
Utilities			
Flood Risk			
	'		
Education comments	3		

Spatial relationships

UDP Designations

3		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
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	99.98	% 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.	1.00

Other Spatial Relationship	o
LCC ownership %	10.91
Nearest train station C	ross Gates
Nearest train station distance (m)	2503.21
Nearest bus stop	14367
Nearest bus stop distance (m)	367.66
Agricultural classification (Grade 3b
Overlaps SSSI Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps Conservation Area Overlaps Listed Building Overlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps HSE Major Hazard	

Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
Summary of reps	1
For Development Our estimate of the capacity of the	total residential land potential in the allocation as defined in the UDPR is circa 5,300 dwellings. undaries to select the best ELOR alignment and meet environmental and infrastructure requirements will

further increase the development capacity to circa 6,000 dwellings, subject to further work on a development framework and subsequent

Taylor Wimpey intend to undertake further work following the publication of the City Council's feasibility study in order to examine in greater detail a preferred alignment which meets environmental and highway design criteria while allowing for a modest increase in the residential development capacity of land in the Central Quadrant of ELE.

- •strongly urges that within the built development public paths should offer safe and pleasant environments through open landscaped areas rather than along narrow ginnels between fences or buildings;
- •endorses the proposals made by Public Rights of Way (PROW) Department for a parallel bridleway route for walkers, horseriders and pedal cyclists, suitably distanced and screened from the proposed East Leeds Orbital Road (ELOR), and for additional multi-user linkages with the existing PROW network;
- •stresses the need for cycleway linkages into the developed area;
- •welcomes the intention to retain current levels of playing pitch provision;
- •welcomes the provision of a country park to the west of Whinmoor Grange; and
- •asks to be consulted on the Reserved Matters application expected in 2014.

The Forum asks that the first four points above, together with consideration of appropriate crossings of the ELOR by the existing PROW network, are also incorporated into the Development Brief now being prepared for the Southern Quadrant.

ELE should be completed prior to any other sites being developed in North East Leeds.

Against Development

Members wish to register strong concerns with site 797.

We strongly feel the ELOR will create major problems for our village (Barwick in Elmete).

Erosion of bunglaows as a valuable housing stock. These could offer an alternative 'affordable' housing option. Choice of bunglaow is limited. road infrastructure is not good enough to cope with this increase in traffic

Statutory	
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

799 Whinmoor Way - PFI C LS14

Site Details								
Easting	436884	Northing	436198	Site area ha		4.8	SP7	Main Urban Area Infill
HMCA	East Leeds			Ward	Cross Gate	s and Whinmoor		

Site Characteristics

Site type Brownfield

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	No

Description

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroahment

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

4. Preserve the setting and special character of historic towns

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

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

App Number

10/04596/COND

Proposal

Consent, agreement or approval required by conditions 20

and 21 of Planning Application 32/446/03/OT

799 Whinmoor Way - PFI C LS14 **SHLAA** conclusions Availability: Short (=<5 yrs) Achievability: Short (=<5yrs) Suitability: Suitable Summary of infrastructure provider comments **Highways Agency** Impact Network Status **Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Ecology support Ecology boundary Education comments Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England **Planning History** Applications since 1/1/2009, covering more than 50% of the site

Decision

% of site

100

799 Whinmoor Way - PFI C LS14

09/9/00069/MOD

Laying out of car parking areas and landscaping to housing estateNON MATERIAL AMENDMENT: Re-routing of the health trail due to development sites

100

Spatial relationships

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

Core	Strategy	

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

_		_
Daga	neration	Arasc
Nege	neration	AI Cas

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

Other Spatial Relationship

LCC ownership %	4.05
-----------------	------

Nearest train station	Cross Gates	
Nearest train station distance (m)		1851.78
Nearest bus stop		2786
Nearest bus stop distance (m)		173.67

Agricultural classification Urban

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

Overlaps Minerals Safeguarded
Overlaps Minerals Safeguarded 100m

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

799 Whinmoor Way - PFI C LS14

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
Summary of reps	
outlined y of rops	
Comments on phasing	
1 3	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
	planning permission or existing UDP allocation. Principle of residential development accepted

802 Swarcliffe Avenue - PFI E LS14

Site Deta	ails						
Easting	436789	Northing	436389	Site area ha	0.5	SP7	Main Urban Area Infill
HMCA	CA East Leeds		Ward	Cross Gate	s and Whinmoor		

Site Characteristics

Sito typo	Prownfield
Site type	Brownfield

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	No

Descri	ption

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroahment

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

4. Preserve the setting and special character of historic towns

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

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

App Number

10/04596/COND

Proposal

Consent, agreement or approval required by conditions 20 and 21 of Planning Application 32/446/03/OT

802	Swarclif	fe Avenue - PFI	E LS14					
SHLAA conc	lusions							
Availability:	Short (=<5	yrs)	Suitability:	Suitable		Achievability:	Short (=<5yrs)	
Summary	of infrast	ructure provide	r comments					
Highways A	agency							
Impact		Net	twork Status					
Network Ra	nil							
Yorkshire W	/ater							
Treatment Wo	orks							
Environmen	nt Agency							
Constraints								
LCC								
Ecology suppo	ort							
Ecology bound	dary							
Education cor	nments							
Flood Risk								
Utilities Gas								
Electric								
Fire and Resc	ue							
Telecoms								
Other								
English Herita	ige							
Natural Engla	nd							
3.2								
Planning His	story App	olications since 1/1/2	2009, covering mor	re than 50% of the	site			

Decision

% of site

100

802	Swarcliffe Avenue - PFI E LS14		
13/05377/CONI	Consent, agreement or approval required by conditions 3, 5, 6, 11, 12, 13, 14, 17 and 19 of Planning Application 13/01672/FU	Α	64
13/01672/FU	17 houses with landscaping and car parking	Α	64
09/9/00069/MO	D Laying out of car parking areas and landscaping to housing estateNON MATERIAL AMENDMENT: Re-routing of the health trail due to development sites		100

Spatial relationships

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

Core Strategy	

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

Dogonoration	Arosc
Regeneration	HIEAS

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

Other Spatial Relationship

LCC ownership %	99.99
Nearest train station	Cross Gates
Nearest train station distance (m)	2006.61
Nearest bus stop	7631
Nearest bus stop distance (m)	63.54

Agricultural classification Grade 3

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

rigirountar ar oracomountarion	
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	\Box
Overlaps HSE Gas Pipeline	$\overline{\Box}$
Overlaps Pot. Contamination	✓
Overlaps Minerals Safeguarded	
Overlaps Minerals Safeguarded 100m	1 =

802 Swarcliffe Avenue - PFI E LS14

Conclusions	
ssues and Options Summary	
ite affects others?	
ustainability summary	
ummary of reps	
omments on phasing	
PP Allocation	
dentified housing site	
PP Allocation Conclusion	
ite with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted	

803 Elmete Towers - PFI Q LS14

Site Details									
Easting	436452	Northing	435790	Site area ha		0.7	SP7	Main Urban Area Infill	
HMCA	East Leeds					Ward	Cross Gates	and Whinmoor	

Site Characteristics

Sito typo	Prownfield
Site type	Brownfield

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	No

Description

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

Would development lead	
Do features provide bound	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary			
Does the site provide acces			
Does the site include local/national nature conservation areas (SSSIs			
Areas of protected/unprotected woodland/trees/hedgerows?			
Site includes Grade 1, Grad			
Does the site contain buildings			
Are these buildings used for agricultural purposes?			
Encroachment Conclusion			

4. Preserve the setting and special character of historic towns

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

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

803 Elmete Towers - PFI Q LS14 **SHLAA** conclusions Availability: Short (=<5 yrs) Suitability: Suitable Achievability: Short (=<5yrs) Summary of infrastructure provider comments Highways Agency Impact Network Status **Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Ecology support Ecology boundary Education comments Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England Planning History Applications since 1/1/2009 covering more than 50% of the site

Planning History	y Applications since 1/1/2009, covering more than 50% of the site					
App Number	Proposal	Decision	% of site			
09/9/00069/MOD	Laying out of car parking areas and landscaping to housing estateNON MATERIAL AMENDMENT: Re-routing of the health trail due to development sites		100			

803 Elmete Towers - PFI Q LS14 10/04596/COND Consent, agreement or approval required by conditions 20 and 21 of Planning Application 32/446/03/OT 100

Spatial relationships

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

Core Strategy

100.00	% overlap
0.00	
0.00	
~	
	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	3.10		
Nearest train station	Cro	oss Gates	
Nearest train station distance (-	1353.54	
Nearest bus st	•	10565	
Nearest bus stop distance (m)	127.25	
Agricultural classificati	ion U	rban	
Overlaps SS	SSI		
Overlaps SE	ΞGI		
Overlaps L	NA	✓	
Overlaps L	NR		
Overlaps Conservation Area			
Overlaps Listed Building			
Overlaps Strat. Employment buffer			
Overlaps Public Right of Way		✓	
Overlaps SFRA Flood Zone			
Overlaps EA Flood Zo			
Overlaps HSE Major Hazard		$\bar{\Box}$	
Overlaps HSE Gas Pipeline			
Overlaps Pot. Contaminat	ion	✓	
Overlaps Minerals Safegu	arded		

Overlaps Minerals Safeguarded 100m

803 Elmete Towers - PFI Q LS14

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

804 Mill Green Garth - PFI L1 LS14

Site Deta	ails						
Easting	436052	Northing	435990	Site area ha	1.1	SP7	Main Urban Area Infill
HMCA	East Leeds				Ward	Ward Cross Gates and Whinmoor	

Site Characteristics

Sito typo	Prownfield
Site type	Brownfield

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	No

Descri	ption
2 23011	

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroahment

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

4. Preserve the setting and special character of historic towns

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

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

804 Mill Green Garth - PFI L1 LS14 **SHLAA** conclusions Availability: Short (=<5 yrs) Suitability: Suitable Achievability: Short (=<5yrs) Summary of infrastructure provider comments **Highways Agency** Impact Network Status **Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Ecology support Ecology boundary Education comments Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England Planning History Applications since 1/1/2009 covering more than 50% of the site

Plaining History	Applications since 1/1/2009, covering more than 50 % of the site		
App Number	Proposal	Decision	% of site
09/9/00069/MOD	Laying out of car parking areas and landscaping to housing estateNON MATERIAL AMENDMENT: Re-routing of the health trail due to development sites		100

804 Mill Green Garth - PFI L1 LS14 10/04596/COND Consent, agreement or approval required by conditions 20 and 21 of Planning Application 32/446/03/OT

Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	13.88	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas		
	Inner South RA	

Inner South RA 0.00 % overlap

LB Corridor RA 0.00

EASEL RA 0.00

Aire Valley RA 0.00

West Leeds Gateway 0.00

Other Spatial Relationship

LCC ownership %		0.96
Nearest train station	(Cross Gates
Nearest train station distance	(m)	1561.21
Nearest bus s	top	13255
Nearest bus stop distance (m)		102.12
Agricultural classification		Urban
0 1 0001		
Overlaps SSSI		
Overlaps SEGI		
Overlaps LNA		
Overlans LNR		

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

Overlaps Minerals Safeguarde	d
Overlaps Minerals Safeguarded 100n	n

804 Mill Green Garth - PFI L1 LS14

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

807 Red Hall Lane - Strikes LS17

Site Deta	ils								
Easting	434885	Northing	438358	Site area ha	0.8	SP7 Main Urban Area Infill			
HMCA	East Leeds				Ward	Cross Gates and Whinmoor			
o o.					'	,			
Site Char	acteristic	CS							
Site type	Brownfield								
On-site land	luses								
Other									
Dwellings									
Neighbourin	g land uses								
Dwellings									
Outdoor am	enity and op	en space							
Other land u	ISAS								
Garden Cen									
Topograph	y Flat				Landscape	No Tree Cove	er		
Boundaries	Existing v	vell defined			Road front	Yes			
		vell defined					er		

Greenbelt Assessment - Not Required

Garden Centre and carpark currently in use.

Description

1. Check the unresticted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

Would development lead		
Do features provide bound		
Coalescopes 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 (SSSI	3
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

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4. Preserve the setting and special character of historic towns

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

Character Conclusion

807 Red Hall Lane - Strikes LS17						
Overall Conclusion characteristics of	n from assessmen openness and pe	nt against all 4 purp ermanence	ooses of green be	elt and essentia	al	
SHLAA conclusion	s					
Availability: Short	(=<5 yrs)	Suitability	: Suitable		Achievability: Short (=<5yrs)
Summary of inf	rastructure pro	ovider comments				
Highways Agency Impact No materia		Network Status	No objection			
n/a	rimpuet	Network Status	140 objection			
Network Rail						
Yorkshire Water						
Treatment Works						
Environment Age	ncy					
Constraints						
FZ1 under 1 ha. See	e comments in mai	n text of our response.				
LCC						
Ecology support	Supported					
Supported						
Ecology boundary						
Education comments	S					
Flood Risk						
Utilities						
Gas						
Electric						
Fire and Rescue						
Telecoms						
Other English Heritage						
Ligisii Heritaye						
Notural England						
Natural England						

807 Red Hall Lane - Strikes LS17

App Number	Proposal	Decision	% of site
11/05078/FU	Demolition of buildings, laying out of access road and erect 20 houses, with landscaping	Α	99
11/01777/OT	Outline application for residential development	w	100
12/03754/COND	Consent, agreement or approval required by conditions 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23 and 24 of Planning Application 11/05078/FU	A	99

Spatial relationships

UDP Designations

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

Core Strategy

% overlap

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership	%	0.00
Nearest train station	(Cross Gates
Nearest train station distance		4154.42
Nearest bus s	top	5154
Nearest bus stop distance	(m)	101.01

Agricultural classification Urban

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

	Overlaps Minerals Safeguard	bet
Overl	ps Minerals Safeguarded 10	0m

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

807 Red Hall Lane - Strikes LS17

Conclusions
Issues and Options Summary
Planning permission granted for residential development 20 units 17/08/2012 (11/05078/FU).
Site affects others?
Sustainability summary
Minor negatives - Access to leisure and green space. Significant positive - Flood risk. Minor positive - Housing and an occupied brownfield site.
Summary of reps
For Development
Against Development
Statutory The site falls outside 400m of the current core bus network. Consideration needs to be given to if these sites would be able to meet the LDF public transport accessibility requirements should housing be brought forward. (Metro)
Comments on phasing
DPP Allocation
Identified housing site
DPP Allocation Conclusion City with a great an according to provide a provide an according UDD allocation. Dringing of recidential development accorded
Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted

Boundaries

1076 Leeds Valley Park (phases 3/4), Savannah Way, Leeds Valley Park LS10

Site Details								
Easting	432491	Northing	429551	Site area ha	23.7	SP7	Main Urban Area Infill	
HMCA East Leeds, Outer South			Ward	City and Hu	unslet			
Site Cha	racteristi	cs						
Site type Mixed								
On-site land uses - None								
Adjacent land uses - None								
Other land uses - None								
Topograph	ny				Landscape			

Description						

Road front No

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

Would development lead		
Do features provide bound		
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

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

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

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

Carr development presi	ei ve triis criai actei :		
Character Conclusion			-
	ı		
Overall Conclusion f	from assessment against all 4 purposes of green b	nolt and assential	
characteristics of or	penness and permanence	Jen and essential	
characteristics of op	70 mess and permanence		

Leeds Valley Park (phases 3/4), Savannah Way, Leeds Valley Park LS10 1076 SHLAA conclusions Availability: Short (early) Suitability: Unsuitable Achievability: Uncertain Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) The site is reasonably well served by Public Transport and other local services 4 Access comments Adequate existing access provision 4 Local network comments spare capacity in local network 4 Total score Mitigation measures Pedestian linkages across the motorway 12 Highways site support yes with mitigation Contingent on other sites Contingent on other sites **Highways Agency** Impact Material Impact No objection subject to satisfactory mitigation **Network Status** Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of city centre / Aire Valley cluster. **Network Rail Yorkshire Water** Treatment Works Knostrop Low Level Water main within estate road **Environment Agency** Constraints FZ1 over1 ha. See comments in main text of our response. LCC Supported **Ecology support** Supported Ecology boundary **Education comments**

1076 Leeds Valley Park (phases 3/4), Savannah Way, Leeds Valley Park LS10

Flood Zone 1

Utilities
Gas

Electric

Fire and Rescue

Telecoms

Other
English Heritage

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

App Number Proposal Decision % of site

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	2.52	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership	2.93	
Nearest train station	oodlesford/	
Nearest train station distance	4355.48	
Nearest bus s	5691	
Nearest bus stop distance	113.89	
ivearest bus stop distance	(111)	113.09

Agricultural classification Grade 3

1076 Leeds Valley Park (phases 3/4), Savannah Way, Leeds Valley Park LS10

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

1076 Leeds Valley Park (phases 3/4), Savannah Way, Leeds Valley Park LS10

Conclusions
Issues and Options Summary
Site affects others?
Sustainability summary
Summary of reps
Comments on phasing
DPP Allocation
Aire Valley Not proposed as housing allocation
DPP Allocation Conclusion
Employment site. Refer to emerging Aire Valley Action Plan.

1083 Knowsthorpe, Hunslet East LS9

Site Deta	ails							
Easting	431961	Northing	431920	Site area ha	28.3		SP7	Main Urban Area Infill
HMCA	East Leeds				Ward	l Bui	rmantoft	s and Richmond Hill

Site Characteristics

Site type Brownfield

On-site land uses

Vacant land

Mineral works and quarries

Neighbouring land uses

Manufacturing and Wholesale

Mineral works and quarries

Other land uses - None

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

Description

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

_		
Would development lead		
Do features provide bound		
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

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

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

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

Character Conclusion

1083 Knd	owsthorpe, Hun	slet East LS9				
Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence						
SHLAA conclusio	ns					
Availability: Sho	rt (later)	Suitability:	Suitable	Achievability: Medium (6-10)	yrs)	
Summary of in	frastructure pro	ovider comments				
Highways Agend	СУ					
Impact		Network Status				
Network Rail						
Yorkshire Water	•					
Treatment Works						
Environment Ag	ency					
Constraints						
LCC						
Ecology support						
Ecology boundary						
Education commer	its					
Flood Risk						
Utilities						
Gas						
Electric						
Fire and Rescue						
Telecoms						
Other						
English Heritage						
Natural England						

1083 Knowsthorpe, Hunslet East LS9 App Number Proposal Decision % of site

Spatial relationships

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

Core	Strategy

_			_
Dag	IODOTO	tion	Areas
LCC	ici ici a	LIOII	AI Cas

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

Other Spatial Relationship

LCC ownership	0.01	
Nearest train station	Leeds City	
Nearest train station distance	2600.71	
Nearest bus s	7699	
Nearest bus stop distance	(m)	297.25

Agricultural classification Urban

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

Overlaps Minerals Safeguarded
Overlaps Minerals Safeguarded 100m

1083 Knowsthorpe, Hunslet East LS9

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
Summary of reps	
<u> </u>	
Comments on phasing	
DPP Allocation	
Aire Valley allocation	
DPP Allocation Conclusion	

Site Details								
Easting	433649	Northing	430882	Site area ha	44	SP7	Main Urban Area Infill	
HMCA	East Leeds				Ward	Burmantoft	s and Richmond Hill	
Site Characteristics								
	Brownfield d uses - Non	ie						

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	No

Description			

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

Would development lead 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 (SSSI	5
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

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

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

Education comments

1084 Skelton Grange Road (former power station) LS10 **SHLAA** conclusions Availability: Short (early) Suitability: Unsuitable Achievability: Longterm (11+yrs) Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) as currently served fails all standards. The size of the site and linkage with other employment allocations offers the potential for new Public Transport and other local services - SEE AIRE VALLEY TRANSPORT STRATEGY 2 Access comments Access is via the unadopted Skelton Moor Road and river bridge. This is likely to require a new river bridge. There is no route to 2 the ELLR which would be required for a future PT link. Local network comments Local congestion issues on Pontefract Road 3 Total score Mitigation measures New bridge, upgrade of Skelton Grange Road, PT link to ELLR 7 Highways site support yes with mitigation (all dwellings must be within 400m of bus stop meeting CS standards plus provision of local services) - SEE AIRE VALLEY AAP TRANSPORT STRATEGY Contingent on other sites PT link and improvement to local services would require developing out of adjacent sites Contingent on other sites PT link and improvement to local services would require developing out of adjacent sites **Highways Agency** Impact Major Impact Network Status Likely to require significant physical mitigation Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of city centre/Aire valley cluster **Network Rail** Yorkshire Water Treatment Works **Environment Agency** Constraints LCC **Ecology support** Not supported Not supported (RED). No site-specific designations but a range of valuable post-industrial habitats and protected bird species. The location immediately adjacent to the River Aire and Aire/Calder Navigation provides a valuable wildlife corridor function. **Ecology boundary** Needs assessment against Local Wildlife Sites criteria.

Flood Risk

Utilities
Gas

Electric

Fire and Rescue

Telecoms

Other
English Heritage

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

App Number Proposal Decision % of site

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	2.18	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy

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

% overlap

Regeneration Areas

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

Other Spatial Relationship

LCC ownership	0.00	
No anathrain station	١.٨	/ II 6 I
Nearest train station	V۱	/oodlesford
Nearest train station distance	(m)	3649.89
Nearest bus s	12774	
Nearest bus stop distance	951.44	

Agricultural classification Urban

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

Conclusions
Issues and Options Summary
Site affects others?
Sustainability summary
Summary of reps
Comments on phasing
DPP Allocation
Aire Valley Not proposed as housing allocation
DPP Allocation Conclusion
Refer to emerging Aire Valley Action Plan.

1091 Haigh Park Road, Stourton LS10

Site Deta	ails						
Easting	433165	Northing	430617	Site area ha	38.1	SP7	Main Urban Area Infill
HMCA	HMCA East Leeds		Ward	City and Hu	ınslet		

Site Characteristics

Sito typo	Prownfield
Site type	Brownfield

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	No

Descri	ption
2 23011	

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroahment

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

4. Preserve the setting and special character of historic towns

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

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

Education comments

1091 Haigh Park Road, Stourton LS10 **SHLAA** conclusions Availability: Short (later) Suitability: LDF to determine Achievability: Longterm (11+yrs) Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) as currently served fails all standards. The size of the site and linkage with other employment allocations offers the potential for new Public Transport and other local services - SEE AIRE VALLEY TRANSPORT STRATEGY 2 Access comments Vehicular access availbale from Pontefract Rd - likely to require signalised junction 4 Local network comments Haigh Park Rd unadopted. Local congestion issues on Pontefract Road 3 Total score Mitigation measures Signalised access, upgrade of Haigh park rd, new Pt services 9 Highways site support yes with mitigation (all dwellings must be within 400m of bus stop meeting CS standards plus provision of local services) - SEE AIRE VALLEY AAP TRANSPORT STRATEGY Contingent on other sites PT link and improvement to local services would require developing out of adjacent sites Contingent on other sites PT link and improvement to local services would require developing out of adjacent sites **Highways Agency** Likely to require significant physical mitigation Impact Major Impact Network Status Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of city centre/Aire valley cluster **Network Rail** General asset protection issues **Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Not supported **Ecology support** Not supported (RED). Includes Stourton Works Lagoon LNA and canalside and pond habitats. Otters, bats and birds to consider. Ecology boundary Supported with mitigation if Red hatched areas are excluded and boundary amended as per drawing RM/ 1091. Mitigation will still be required to ensure impacts on adjacent habitats are addressed i.e. minimum 10 metre buffer alongside canal enhanced for wild

1091 Haiç	h Park Road, Stourton LS10		
Flood Risk			
Utilities			
Gas			
Electric			
Fire and Rescue			
Telecoms			
Other			
English Heritage			
Natural England			
Planning History	Applications since 1/1/2009, covering more than 50% of the site		
App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	2.65	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy	
core strategy	

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

% overlap

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	
V	oodlesford/
Nearest train station distance (m)	
Nearest bus stop	
Nearest bus stop distance (m)	
	(m) stop

Agricultural	classification	Urban

1091 Haigh Park Road, Stourton LS10

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

1091 Haigh Park Road, Stourton LS10

Conclusions
Issues and Options Summary
Site affects others?
Sustainability summary
Summary of reps
Comments on phasing
DPP Allocation
Aire Valley Not proposed as housing allocation
DPP Allocation Conclusion
Refer to emerging Aire Valley Action Plan.

Site Details								
Easting	438359	Northing	435808	Site area ha	377.7	SP7	Main Urban Area Extension	
HMCA	Outer North East		Ward	Harewood				

Site Characteristics

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Office

Other land uses - None

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

Description

Substantial greenfield site to the east of the main urban area of Leeds. Site abuts the East Leeds Extension housing allocation to the west and Scholes to the east.

Greenbelt Assessment

1. Check the unresticted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

Would development lead	Yes	
Do features provide boun	No	
Coalescence Conclusion	Coalescence/merging settlements	

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	Yes
Does the site provide access to the countryside	Yes
Does the site include local/national nature conservation areas (SSSIs	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	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

Can development preserve this character?

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

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

Large site which would merge Scholes with the urban area. Mid section of site is well connected to the settlement, however, peripheral sections in north and south could lead to further sprawl.

SHLAA conclusions

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

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

m. Back at a common of Dublic Treasure at and level combine

Whole Site (1094A and 1094B) is an extremely large site that has very limited coverage of Public Transport and local services

Access comments

Whole Site (1094A and 1094B has long frontages with adopted highway however numerous access points would be required for a site so large. Access to large parts of the site does not appear possible. This site would be on the outside of the East Leeds Extension/East Leeds Orbital Road. The East Leeds Orbital Road is envisaged to provide the boundary to the edge of the City. This

2

Rank (1-5)

1

Local network comments

Whole Site (1094A and 1094B) - The local network, even with the East Leeds Orbital Road in place is unlikely to be adequate. The size of the site and linkage with other allocations offers the potential for new public transport and other local services

1

Mitigation measures

Whole Site (1094A and 1094B) - Mitigation would be required but not achievable

Total score

Highways site support

Whole Site (1094A and 1094B) - No

Contingent on other sites

Whole Site (1094A and 1094B) - no, however there are lots of other sites around Scholes that could contribute to improved local services and Public Transport. A reduced site boundary, but combined with adjacent but amended sites maybe acceptable.

Contingent on other sites

Whole Site (1094A and 1094B) - no, however there are lots of other sites around Scholes that could contribute to improved local services and Public Transport. A reduced site boundary, but combined with adjacent but amended sites maybe acceptable.

Highways Agency

Impact Network Status

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

Network Rail

Yorkshire Water

Treatment Works Knostrop

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

Environment Agency

Constraints

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

LCC			
Ecology support			
Ecology boundary			
Education comments			
5			
Flood Risk	nake useful comments. Shape file is 377ha.		
Site is too large to if	lake userui comments. Shape nie is 377ha.		
Utilities			
Gas			
Electric			
Fire and Rescue			
The and Nescue			
-			
Telecoms			
Other			
English Heritage			
Natural England			
Planning History	Applications since 1/1/2009, covering more than 50% of the site		
App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations

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

Core Strategy

Main Urban Area	0.00
Major Settlement	0.00
Minor Settlement	0.00
Overlaps Urban Extension	V

% overlap

Regeneration Areas

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

Other Spatial Relationship LCC ownership % 0.00 Nearest train station Cross Gates Nearest train station distance (m) 3591.15 4987 Nearest bus stop Nearest bus stop distance (m) 305.11 Agricultural classification Grade 3b Overlaps SSSI Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps Conservation Area Overlaps Listed Building Overlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination **~** Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m

Conclusions

Issues and Options Summary

Site 1094 has been split into two as part B is not connected to A. If site A is developed the site would link Scholes with the boundary of the allocated East Leeds extension effectively merging Scholes with the main urban area, contrary to one of the purposes of Green Belt, to prevent the coalescence of settlements. Significant highway concerns relating to access, impact on local network and relationship to the proposed East Leeds Orbital Route.

Site affects others?

Sustainability summary

Significant negative - Access to green space. greefield site, ecology. Emissions and local needs met locally based on highways accessibility assessment. High grade agicultural land, ecology and pollution. Minor negatives - Access to education, health and leisure. Community participation and cohesion and transport network based on highways accessibility assessment. Landscape and local distinctiveness. Minor positive - flood risk.

Summary of reps

For Development

Housing supply deliverable within 5 years as land available now.

Some smaller parts of site suitable for residential development once the route of the East Leeds Orbital Road is fixed.

Part of the 1094A site (between Skeltons Lane and York Road and north of Bramley Grange Farm) does have potential for housing and should be colour coded amber.

The contribution which this site makes towards the housing requirement is significant.

It would seem inevitable that this site will be developed in its entirety following suitable highway infrastructure development and the construction of East Leeds Orbital Road.

the development of smaller parcels of this land would be wholly suitable as additional development which would adjoin the UDP East Leeds Extension area.

Against Development

EVERY EFFORT MUST BE MADE TO ENSURE THAT THERE IS A GREEN BELT SEPERATING VILLAGES OF THORNER AND SCHOLES. The village of Scholes and its identity would be lost.

Development of this site would join Scholes to the rest of the Leeds and remove its status as a separate village.

Significant encroachment on Green Belt.

Statutory

The site falls outside 400m of the current core bus network.

Consideration needs to be given to if this site would be able to meet the LDF public transport accessibility requirements should housing be brought forward.

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

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Very large Green Belt site. Development of the site would not be acceptable in Green Belt terms as it would result in significant sprawl, coalesence of the urban conurbation of Leeds with Scholes and fail to safeguard the countryside from encroachment. Significant highway concerns relating to access, impact on local network and relationship to the proposed East Leeds Orbital Route.

Site Details

Easting	437889	Northing	435118	Site area ha	0.9	SP7	Main Urban Area Infill
HMCA	East Leeds,	Outer Nortl	h East		Ward	Harewood	

Site Characteristics

Site type Greenfield

On-site land uses

Agriculture

Agriculture

Neighbouring land uses

Dwellings

Places of worship

Outdoor amenity and open space

Other land uses - None

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

Description

Flat, half scrubland half grassed field. Between a beck on the northern boundary and residential to the south, with no direct road access.

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	Yes
Does the site provide access to the countryside	Yes
Does the site include local/national nature conservation areas (SSSIs	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	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?	Yes
Can development pres	erve this character?	
Character Conclusion	Significant effect on the setting and special character of	of historic features

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

Site 1094B is situated between a beck on the northern boundary and residential development on the southern boundary. The site has no direct road 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 Rank (1-5)

1

2

1

4

Whole Site (1094A and 1094B) is an extremely large site that has very limited coverage of Public Transport and local services

Access comments

Whole Site (1094A and 1094B) has long frontages with adopted highway however numerous access points would be required for a site so large. Access to large parts of the site does not appear possible. This site would be on the outside of the East Leeds Extension/East Leeds Orbital Road. The East Leeds Orbital Road is envisaged to provide the boundary to the edge of the City. This

Local network comments

Whole Site (1094A and 1094B) - The local network, even with the East Leeds Orbital Road in place is unlikely to be adequate. The size of the site and linkage with other allocations offers the potential for new public transport and other local services

Mitigation measures Total score

Whole Site (1094A and 1094B) - Mitigation would be required but not acheivable

Highways site support

Whole Site (1094A and 1094B) - No

Contingent on other sites

Whole Site (1094A and 1094B) - no, however there are lots of other sites around Scholes that could contribute to improved local services and Public Transport. A reduced site boundary, but combined with adjacent but amended sites maybe acceptable.

Contingent on other sites

Whole Site (1094A and 1094B) - no, however there are lots of other sites around Scholes that could contribute to improved local services and Public Transport. A reduced site boundary, but combined with adjacent but amended sites maybe acceptable.

Highways Agency

Impact Network Status

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

Network Rail

Yorkshire Water

Treatment Works

Environment Agency

Constraints

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

LCC

Ecology support

East Leeds

1094B Red Hall Lane and Manston Lane (between) 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 % of site **Proposal** Decision

Spatial relationships

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

Core Strategy	

Main Urban Area	0.02	% overlap
Major Settlement	0.00	
Minor Settlement	1.00	
Overlaps Urban Extension	✓	

Regeneration Areas

0.00	% overlap
0.00	
0.00	
0.00	
0.00	
	0.00 0.00 0.00

Other Spatial Relationship

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

Nearest train station	Cross Gates
Nearest train station distance (m) 2501.95
Nearest bus st	top 11925
Nearest bus stop distance (m) 275.79
Agricultural classificati	ion Grade 3
Overlaps SS	SSI
Overlaps SE	GI 🗌
Overlaps L	
Overlaps L	NR
Overlaps Conservation Ar	rea 🗸
Overlaps Listed Buildi	ing
Overlaps Strat. Employment buf	fer
Overlaps Public Right of W	/ay ✓
Overlaps SFRA Flood Zo	
Overlaps EA Flood Zo	one 🗍
Overlaps HSE Major Haza	ard
Overlaps HSE Gas Pipel	ine
Overlaps Pot. Contaminati	ion
Overlaps Minerals Safegu	arded
Overlaps Minerals Safeguarded	100m

Conclusions

Issues and Options Summary

Site 1094B is situated between a beck on the northern boundary and residential development on the southern boundary. The site has no direct road access.

Site affects others?

Sustainability summary

Significant negative - Greefield site, ecology. Emissions and local needs met locally based on highways accessibility assessment. Ecology, pollution and high grade agicultural land. Minor negatives - Access to education, health and leisure. Community participation and transport network based on highways accessibility assessment. Minor positive - flood risk.

Summary of reps

For Development

Against Development

the village of Scholes and its identity would be lost

Statutory

The site is not considered suitable for allocation for housing as it falls outside 400m of the current core bus network. Consideration needs to be given to if this site would be able to meet the LDF public transport accessibility requirements should housing be brought forward. We agree that these sites would not be suitable for housing development. (Metro)

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Site 1094B is situated between a beck on the northern boundary and residential development on the southern boundary. The site has no direct road access.

1295A M1 (land to the east of), LS9

Site Details								
Easting	435542	Northing	430907	Site area ha		74.9	SP7	Main Urban Area Infill
HMCA	HMCA East Leeds		Ward	Garforth an	d Swillington			

Site Characteristics

Site type Greenfield

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	No

Description

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroahment

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

4. Preserve the setting and special character of historic towns

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

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

East Leeds

1295A M1 (land to the east of), LS9 **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 Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Ecology support Ecology boundary Education comments Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England Planning History Applications since 1/1/2009 covering more than 50% of the site

Planning History	Applications since 1/1/2009, covering more than 50% of the site			
App Number	Proposal	Decision	% of site	
14/00247/EXT	Extension of time of planning permission 32/369/01/FU (carrying out of engineering operations and laying out of access roads and landscaping)	Α	56	

1295A M1 (land to the east of), LS9

Spatial relationships

UDP Designations		
N32 Greenbelt	0.26	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	1.36	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	1.00	

Core	Strategy

Main Urban Area	99.74	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

Regeneratio	n Areas
-------------	---------

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	99.96	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership % 0.17

Nearest train station	/oodlesford	
Nearest train station distance	2232.50	
Nearest bus s	245	
Nearest bus stop distance	(m)	1407.90

Agricultural classification Non-agricultural

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

Overlaps Minerals Safeguarded
Overlaps Minerals Safeguarded 100m

East Leeds

1295A M1 (land to the east of), LS9

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
Summary of reps	
<u> </u>	
Comments on phasing	
DPP Allocation	
Aire Valley allocation	
DPP Allocation Conclusion	

1295B M1 (land to the east of), LS9

Site Details							
Easting	435472	Northing	430461	Site area ha	28.5	SP7	Main Urban Area Extension
HMCA	East Leeds				Ward	Garforth and Swillington	

Site Characteristics

Site type Greenfield

On-site land uses

Agriculture

Managed Forest

Neighbouring land uses

Other

Agriculture

Outdoor amenity and open space

Other land uses

Landfill (Operational)

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

Description

The site sits in the Green Belt to the south of an existing UDP allocation, now proposed for housing through the Aire Valley AAP. The boundary of 1295B is formed by the River Aire to the south and Pontefract Lane and the Skelton Grange landfill site to the east.

Most of the site has been opencasted, filled and restored to agricultural use. Skelton Lake, also created as part of the restoration of the site, is an attractive landmark which lies within the south west part of the area. The area around the lake and other parts of the area along north bank of the River Aire in the south of the area is mainly semi-natural grassland. The area lies in an attractive green setting between the Temple Newsam estate to the north of the motorway and the River Aire corridor to the south. Both Temple Newsam and the land to the south of the river, including Rothwell Country Park, rise steeply above the area framing the setting of the area.

Greenbelt Assessment

1. Check the unresticted sprawl of large built up areas

Would development lead to/cons	No
Would development result in an i	No
Is the site well connected to the I	Yes
Would development round off the	Yes
Is there a good existing barrier be and the undeveloped land?	No
Unrestricted Sprawl Conclusion	ted sprawl

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas (SSSIs	No
Areas of protected/unprotected woodland/trees/hedgerows?	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

Yorkshire Water
Treatment Works

study.

Knostrop

1295B M1 (land to the east of), LS9

4. Preserve the setting and special character of historic towns

		-	
	Site within/adjacent to	No	
	Can development pres		
Character Conclusion No effect on the setting and special character of historic features			

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

Development would represent rounding off to the urban area. The canal to the south and neighbouring sites to the east and west would ensure that low risk for potential for future unrestricted sprawl.

SHLAA conclusions				
Availability: Medium (6-10yrs)	Suitability:	LDF to determine	Achievability: Medium (6-10yrs)
Summary of infrastructure provide	er comments			
LCC Highways Comments				
Public transport accessibility comments				Rank (1-5)
as currently served fails all standards. The s new Public Transport and other local service				2
Access comments				
Requires adjacent sites to be developed to g	ain access			1
Local network comments				
Capacity exists on the ELLR. Potential issue:	s at Jct 45 when al	I Aire Valley built out		4
Mitigation measures				Total score
Likely to require significant physical mitigation	on on SRN & deper	ndent on improved PT	and local services	7
Highways site support				
No				
Contingent on other sites				_
Requires adjacent sites to be developed to s	upport access			
Contingent on other sites				_
Requires adjacent sites to be developed to s	upport access			
Highways Agency				
	etwork Status			
Impact Ne	SIVUIK SIAIUS			
Network Rail				

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

UDP Designations

1295B M1 (land to the east of), LS9

Environment Agen	CV CV
Constraints	
	omments in main text of our response.
LCC	
Ecology support	
Ecology boundary	
Education comments	
	uses generates 155 primary and 62 secondary children. Expansion of nearby primary schools e.g. Woodlesford, Swillington will
be required.	ises generates 155 printary and 52 secondary children. Expansion of flearby printary schools e.g. Woodlesford, Swinington will
Flood Risk	
Utilities	
Gas	
Electric	
Licetiie	
Fire and Rescue	
Telecoms	
Other	
English Heritage	
Natural England	
Planning History	Applications since 1/1/2009, covering more than 50% of the site
App Number	Proposal Decision % of site
	253,500
Constint and attended	
Spatial relationship	os estados esta

Core Strategy

1295B M1 (land to the east of), LS9

N32 Greenbelt	99.04	% 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		
Sch. Ancient Mon.	0.00	

Main Urban Area	0.96	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	V	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	99.97	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership	0.00	
Nearest train station	V	/oodlesford
Nearest train station distance	1932.23	
Nearest bus s	793	
Nearest bus stop distance	1502.79	
Agricultural classificat	ion	Non-agricul

Agricultural classification Non-agricultural

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

Overlaps Minerals Safeguarded	
Overlaps Minerals Safeguarded 100m	ı

1295B M1 (land to the east of), LS9

Conclusions

Issues and Options Summary

Green Belt site on edge of the Main Urban Area. Development of the site would represent a rounding off to the urban area (subject to existing development site 1295a (see AVL AAP) being developed for residential). The canal to the south and neighbouring sites to the east and west would ensure a low risk for potential future unrestricted sprawl. The site would need to share services, such as a primary school, health and local shopping with the adjacent site and wouldn't be sustainable as a stand alone site. The site adjoins sensitive natural habitats along the River Aire corridor and includes areas of mature woodland, which would require mitigation. The site is also located on a plateau which has been formed by deposited materials and will necessitate ground investigations.

Site affects others?

Sustainability summary

Significant negative - greenfield site, ecology, flood risk, landscape. Minor negative - Access to education and health. Community participation on the basis of access to existing services and community cohesion because of the scale of the site. Negative scores were also registered for the transport network and local needs met locally on the basis of highways assessment. Local distinctiveness also scored as a minor negative for the scale being out of character with the settlement. Minor positive - housing.

Summary of reps

For Development

The most appropriate site in Garforth and Swillington ward is the south west corner of the ward bounded by the M1, river and Bullerthorpe Lane incorporating 1295A, 1295B, 1830, 1137 and surrounding fields that dont appear to have a site number

Against Development

There are environmental issues and concerns as to how the resulting traffic would impact an already over-capacity network at peak times.

Statutory

The site falls outside 400m of the current core bus network.

Consideration needs to be given to if these sites would be able to meet the LDF public transport accessibility requirements should housing be brought forward.

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

Green Belt site on edge of the Main Urban Area. Development of the site would represent a rounding off to the urban area (subject to development of site 1295A being developed for residential; see AVL AAP). The canal to the south and neighbouring sites to the east and west would ensure a low risk of future unrestricted sprawl. The site would need to share services, such as a primary school, health and local shopping with 1295A and would not be sustainable as a stand alone site. The site adjoins sensitive natural habitats along the River Aire corridor and includes areas of mature woodland, which would require mitigation. The site is also located on a plateau which has been formed by deposited materials and will necessitate ground investigations.

Easting 434190 Northing 431040 Site area ha 113.5 SP7 Main Urban Area Infill HMCA East Leeds Ward Burmantofts and Richmond Hill	Sit	Site Details							
HMCA East Leeds Ward Burmantofts and Richmond Hill	E	Easting	434190	Northing	431040	Site area ha	113.5	SP7	Main Urban Area Infill
	ı	HMCA	East Leeds				Ward	Burmantoft	s and Richmond Hill

Site Characteristics

Site type Greenfield

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	No

Description

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroahment

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

4. Preserve the setting and special character of historic towns

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

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

1296 Pontefract Lane (land adjacent to), Cross Green LS9 **SHLAA** conclusions Availability: Short (early) Suitability: Unsuitable Achievability: Longterm (11+yrs) Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) as currently served fails all standards. The size of the site and linkage with other employment allocations offers the potential for new Public Transport and other local services - SEE AIRE VALLEY TRANSPORT STRATEGY 2 Access comments Good vehiclular access can be achived from the ELLR, but the opportunity for more than one access point is limited 4 Local network comments Capacity exists on the ELLR. Potential issues at Jct 45 when all Aire Valley built out 4 Total score Mitigation measures Likely to require significant physical mitigation on SRN & dependent on improved PT and local services 10 Highways site support yes with mitigation (all dwellings must be within 400m of bus stop meeting CS standards plus provision of local services) - SEE AIRE VALLEY AAP TRANSPORT STRATEGY Contingent on other sites requires development in ELLR corridor to facilitate PT and other local services Contingent on other sites requires development in ELLR corridor to facilitate PT and other local services **Highways Agency** Likely to require significant physical mitigation Impact Major impact Network Status Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of city centre/Aire Valley cluster. **Network Rail** Yorkshire Water Treatment Works **Environment Agency** Constraints LCC Supported with mitigation **Ecology support** Supported with mitigation to protect and enhance the Wyke Beck wildlife corridor. Retain a 40 metre corridor along the Wyke Beck. Lapwing, Kingfisher, Otter and White-clawed Crayfish to be considered. Other habitats to be enhanced in line with Aire Valley GI provision, and linkages north of Pontefract Lane. Ecology boundary

Education comments
Flood Risk
Utilities
Gas
Electric
Fire and Rescue
Telecoms
relections
Other English Heritage
English Heritage
Natural England

Planning History	Applications since 1/1/2009, covering more than 50% of the site						
App Number	Proposal	Decision	% of site				
14/03751/COND	Consent, agreement or approval required by conditions 16, 21, 27, 33 and 37 of Planning Application 10/05048/EXT	Α	76				
10/05048/EXT	Extension of time for Outline planning application 21/199/05/OT to allow submission of Reserved Matters until 2023 (to erect warehouse and distribution development with car parking and landscaping)	A	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	12.52	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	1.00	

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

0.00	% overlap
0.00	
0.00	
100.00	
0.00	
	0.00

Other Spatial Relationship

LCC ownership %	2.35
Nearest train station W	oodlesford/
Nearest train station distance (m)	3282.41
Nearest bus stop	926
Nearest bus stop distance (m)	1384.54
Agricultural classification	Urban
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	✓
Overlaps Public Right of Way	✓
Overlaps SFRA Flood Zone	✓
Overlaps EA Flood Zone	✓
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	✓
Overlaps Minerals Safeguard	ed 🗸
Overlaps Minerals Safeguarded 100	m

Conclusions
Issues and Options Summary
Site affects others?
Sustainability summary
Summary of reps
Comments on phasing
DPP Allocation
Aire Valley Not proposed as housing allocation
DPP Allocation Conclusion
See Aire Valley AAP.

Site Details								
Easting	437469	Northing	434558	Site area ha		21.5	SP7	Main Urban Area Infill
HMCA	East Leeds					Ward	Cross Gates	s and Whinmoor
Site Characteristics								
Site type Brownfield								
On-site land uses								

Neighbouring land uses
Manufacturing and Wholesale

Manufacturing and Wholesale

Agriculture

Other land uses - None

Outdoor sport facility

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

Description

Barnbow is within the Main urban area located east of Crossgates Town Centre in an area predominantly residential (Crossgates, Austhorpe, Manstons and Penda's Fields). The site is bounded to the north by Manston Lane, to the east by open space and a small number of dwellings/farm buildings, to the south by the Leeds-York railway line and to the west by the L-shaped part of Barnbow. Immediately opposite (north) is existing commercial/ industrial area, which includes a number of manufacturing companies. The Site is largely flat, with a slight rise in ground levels to the north, adjacent to Manston Lane. Most of the Site is covered by a number of large industrial buildings, with the main former Vickers tank factory building being the most prominent and large areas of hardstanding with grassed and wooded areas along the northern boundary and areas of trees and scrub to the south and west. The eastern part of the site is occupied by the Barnbow Sports and Social Club with associated pavilion and sports pitches used by Leeds Lions Football Club.

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

Encroachment Conclusion

_		
Would development lead		
Do features provide bound		
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

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

4. Preserve the setting and special character of historic towns

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

Character Conclusion

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

SHLAA conclusions

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

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments Rank (1-5)

Planning permission pending, large site western portion meets Core Strategy standards but significant part of site does not. Opening of Manston Lane Link Road is likely to improve accessibility. Frontage may require new/improved footways or cycleways.

3

Access comments

Adequate frontage. Ghost Island required

4

Local network comments

Local issues of rat running and congestion in town centre. Construction of wider Manston Lane Link Road/East Leeds Orbital Road would provide mitigation. Possible works to J46.

3

Mitigation measures

Ghost Island regd. For access. Manston Lane Link Road /East Leeds Orbital Road required to resolve traffic impacts. Possible works to J46.

Total score 10

Highways site support

yes - Manston Lane Link Road/East Leeds Orbital Road. Possible works to J46.

Contingent on other sites

no - However, several sites likely to require and contribute to construction of Maston Lane Link Road/East Leeds Orbital Road

Contingent on other sites

no - However, several sites likely to require and contribute to construction of Maston Lane Link Road/East Leeds Orbital Road

Highways Agency

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

Network Rail

Level crossings including one just east of site; General asset protection issues; width of Austhorpe Lane bridge Very long term four tracking

Yorkshire Water

Knostrop Treatment Works

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

Environment Agency Constraints

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

LCC

Ecology support Supported with mitigation

Supported with mitigation to protect and enhance the wildlife corridor function adjacent to the railway line. Retain a minimum 20 metres buffer along the railway line. Great Crested Newts to be considered, recorded on-site.

Ecology boundary

Education comments

East Leeds Extension – 7000 houses plus sites 2062, 3119, 282, 1297, 2086, 2039 generates 1,750 primary and 700 secondary children. Already in discussions with planners and developers re. new primary and secondary school provision.

Flood Risk

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Housing site 1297 includes an area of deciduous woodland BAP habitat. If retained this habitat should be conserved and enhanced.

Planning History	ry Applications since 1/1/2009, covering more than 50% of the site				
App Number	Proposal	Decision	% of site		
09/04999/OT	Outline application for residential (C3), employment (B1c), health centre (D1), foodstore (A1), ancillary uses (A1/A2/A3/A4), community building (A4/D2), associated car parking, landscaping and infrastructure		92		
14/02521/FU	Site remediation works (including prior extraction of coal, demolition of existing buildings, removal of hard standing, mine shafts and other below ground structures and reinstatement of ground)		91		
14/02514/OT	Hybrid application for outline application for up to 385 dwellings, retail development, associated site access, landscaping and site works with full details provided for an additional 100 dwellings including site access, public open space and landscaping		91		

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

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

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

Other Spatial Relationship

Other Spatial Relationsl	nip
LCC ownership 9	6 0.99
Nearest train station	Cross Gates
Nearest train station distance (m) 1190.69
Nearest bus sto	11579
Nearest bus stop distance (m) 167.10
Agricultural classificatio	Grade 3
Overlaps SSS	I 🗆
Overlaps SEC	I
Overlaps LN	Α
Overlaps LN	2
Overlaps Conservation Are	а
Overlaps Listed Buildin	g
Overlaps Strat. Employment buffe	R
Overlaps Public Right of Wa	
Overlaps SFRA Flood Zon	y
Overlaps EA Flood Zon	е
Overlaps HSE Major Hazar	d _
Overlaps HSE Gas Pipelin	е
Overlaps Pot. Contaminatio	e
Overlaps Minerals Safeguar	
Overlaps Minerals Safeguarded 1	00m

Conclusions

Issues and Options Summary

Former Vickers Factory. Outline application for residential (C3), employment (B1c), health centre (D1), foodstore (A1), ancillary uses (A1/A2/A3/A4), community building (A4/D2), associated car parking, landscaping and infrastructure. Application pending (09/04999/OT). Development of the full site is subject to the implementation of the Manston Lane Link Road.

Site affects others?

Sustainability summary

Minor negative - loss of employment use, ecology and transport network (based on highways assessment). Significant positive - flood risk. Minor positive - housing, access to green space and occupied brownfield site.

Summary of reps

For development

Short term development - ASAP

No negative effects whatsoever.

Against Development

The site should not be allowed to be developed until a rail halt is built on the adjacent rail line. Especially at Thorpe Park

Statutory

This site falls outside 400m of the current core bus network.

Consideration needs to be given to if these sites would be able to meet the LDF public transport accessibility requirements should housing be brought forward.

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

Brownfield site in the Main Urban Area (site of Former Vickers Factory). Developer interest expressed through planning application for residential use with associated community facilities and ancillary uses (pending decision subject to prior extraction of coal and the implementation of the Manston Lane Link Road).

1359 Wood Lane - Rothwell Garden Centre LS26

Site	Details

Easting	433091	Northing	429190	Site area ha	3.2	SP7	Major Settlement Extension
HMCA	HMCA East Leeds, Outer South			Ward	Rothwell		

Site Characteristics

Site type Mix 50:50

On-site land uses

Agriculture

Manufacturing and Wholesale

Neighbouring land uses

Agriculture

Dwellings

Wholesale distribution

Other land uses

Garden Centre on part of site

Topogra	hy Sloping	Landscape	No Tree Cover
Boundar	es Partially well-defined	Road front	Yes

Description

Mixed brown/greenfield site to the north west of Rothwell. The site includes a garden centre to west and field to east. The site is well connected to residential area and fronts onto Wood Lane.

Greenbelt Assessment

1. Check the unresticted sprawl of large built up areas

A CONTRACTOR OF THE CONTRACTOR		
Would development lead to/cons	No	
Would development result in an i	No	
Is the site well connected to the	Yes	
Would development round off the	Yes	
Is there a good existing barrier band the undeveloped land?	No	
Unrestricted Sprawl Conclusion	cted sprawl	

2. Prevent neighbouring towns from merging

Would development lead	Yes
Do features provide boun	No
Coalescence Conclusion	•

3. Assist in safeguarding the countryside from encroahment

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

S	ite within/adjacent to	conservation area/listed building/historical features?	No	
C	an development pres	erve this character?		
C	Character Conclusion	No effect on the setting and special character of historic	c features	

1359 Wood Lane - Rothwell Garden Centre LS26

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

Green Belt site. Mixed brown and greenfield site in Rothwell. The site relates well to the settlement being essentially an infill site between existing development and would not set a precedent 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	k (1-5)
4 buses per hour, Most of the site (70%) has access to primary education & employment	4
Access comments	
Access ok from Wood Lane	5
Local network comments	
cumulative issues	3
Mitigation measures Total	al score
Wittigation measures	12
Highways site support	
Yes	
Contingent on other sites	
Contingent on other sites	
Highways Agency	
Impact No material impact Network Status No objection	
Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of Rothwell/Oulton cluster.	
Network Rail	
Yorkshire Water	
Treatment Works Lemonroyd	
Water mains along road frontage	
Environment Agency	
Constraints	
FZ1 over 1 ha. See comments in main text of our response.	
LCC Ecology support Supported	
Ecology support Supported Supported	

East Leeds

1359 Wood Lane - Rothwell Garden Centre LS26

Ecology boundary			
Education comments	3		
Flood Risk			
Flood Zone 1			
Utilities			
Gas			
Electric			
Fire and Rescue			
Telecoms			
Other			
English Heritage			
Natural England			
Planning History	Applications since 1/1/2009, covering more than 50% of the site		
App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations

N32 Greenbelt	99.88	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	

0.00

0.00

Core	Stra	tegy

Main Urban Area	0.00	% overlap
Major Settlement	1.00	
Minor Settlement	0.00	
Overlaps Urban Extension	V	
	•	

0.00	% overlap
0.00	
0.00	
0.00	
0.00	
	0.00 0.00 0.00

Other Spatial Relationship

S2S6 Town Centre

Proposed Local Centre
Overlaps N37 SLA
Sch. Ancient Mon.

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

1359 Wood Lane - Rothwell Garden Centre LS26

Nearest train station	Wo	odlesford
Nearest train station distance (m)		3731.73
Nearest bus st	ор	8739
Nearest bus stop distance (m)	99.10
Agricultural classificati	on G	irade 3a
Overlaps SS	SSI	
Overlaps SE	GI	
Overlaps L	NA	
Overlaps L	NR	
Overlaps Conservation Ar	ea	
Overlaps Listed Buildi	ing	
Overlaps Strat. Employment buf	fer	✓
Overlaps Public Right of W	/ay	✓
Overlaps SFRA Flood Zo	ne	
Overlaps EA Flood Zo	ne	
Overlaps HSE Major Haza	ard	
Overlaps HSE Gas Pipel	ine	
Overlaps Pot. Contaminati	ion	✓
Overlaps Minerals Safegu	ardeo	b
Overlaps Minerals Safeguarded	100n	n \square

1359 Wood Lane - Rothwell Garden Centre LS26

Conclusions

Issues and Options Summary

Green Belt site. Mixed brown and greenfield site in Rothwell. The site relates well to the settlement being essentially an infill site between existing development and would not set a precedent for sprawl. Only part of the site is in Outer South area, the rest is in East Leeds - capacity and area given are for the proportion within Outer South. (31 capacity in adjacent hmca)

Site affects others?

Sustainability summary

Minor negative - loss of employment, access to health, part greenfield. Minor positive - housing, emissions and local needs met locally (based on Highways assessment) and flood risk.

Summary of reps

For Development

Compatible with its surrounding land uses

Site could be either a stand alone site, or linked with the adjoining brownfield Garden Centre site (East Leeds HMCA).

Against Development

Statutory

From a public transport perspective, we would encourage the prioritisation of these sites based on the proximity to the core public transport network and the bus service frequency levels. (Metro)

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

Green Belt site on the edge of a Major Settlement (Rothwell). Mixed brown and greenfield site. The site relates well to the settlement being essentially an infill site between existing development and would not set a precedent for sprawl. Only part of the site is in East, with the rest in the Outer South area (split East/OS 31/52).

2039 Thorpe Park, undeveloped non-submitted land

Site Details								
Easting	437977	Northing	434078	Site area ha	34.7	SP7	Main Urban Area Infill	
HMCA	CA East Leeds Ward Temple Newsam					ewsam		
Site Characteristics								

On-site land uses

Agriculture

Neighbouring land uses

Site type Greenfield

Agriculture

Office

Other land uses - None

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

Description

The site is greenfield within the Main Urban Area. The site lies in the northern half of the wider UDP employment allocation that totals approximately 65 hectares. The site is located to the south of the Leeds-York/Selby railway line and Manston Lane, west of the M1 (junction 46), north of A63 Selby Road and existing Thorpe Park buildings, Austhorpe Lane is to the west. The land to the west is allocated as Proposed Open Space ("Green Park") and to the east is open fields (Green Belt).

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroahment

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

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

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

Character Conclusion

2039 Thorpe Park, undeveloped non-submitted land

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

SHLAA conclusions

Availability: Short (early) Suitability: Suitable Achievability: Uncertain

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

Live planning permission mixed use. Large site that doesn't meet Core Strategy standards. Opening of Manston Lane Link Road (a requirement of access) is likely to improve accessibility.

2

Access comments

Reliant on the construction of the Manston Lane Link Road

4

Local network comments

Has the benefit of an extant B1 permission. However, major Transport Assessment required to assess the need for Manston Lane Link Road and East Leeds Orbital Road

2

Mitigation measures

Manston Lane Link Road/East Leeds Orbital Road required to resolve traffic impacts. Possible works to J46.

Total score

Highways site support

yes - Manston Lane Link Road/East Leeds Orbital Road. Possible works to J46.

Contingent on other sites

no - However, several sites likely to require and contribute to construction of Manston Lane Link Road/East Leeds Orbital Road

Contingent on other sites

no - However, several sites likely to require and contribute to construction of Manston Lane Link Road/East Leeds Orbital Road

Highways Agency

Impact | Major impact | Network Status | Likely to require significant physical mitigation

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

Network Rail

Level crossings including one just north of site; General asset protection issues; width of Austhorpe Lane bridge. Very long term four tracking

Yorkshire Water

Treatment Works Knostrop

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

Environment Agency

Constraints

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

2039 Thorpe Park, undeveloped non-submitted land

LCC

Ecology support Not supported

Not supported (RED). No site designations but parts of the site are likely to meet Local Wildlife Site criteria based on wetland, amphibians and mosaic of habitats criteria. Great Crested News to consider. Needs to be assessed against Local Wildlife Site

Ecology boundary

Site assessment needed against Local Wildlife Sites criteria.

Education comments

East Leeds Extension – 7000 houses plus sites 2062, 3119, 282, 1297, 2086, 2039 generates 1,750 primary and 700 secondary children. Already in discussions with planners and developers re. new primary and secondary school provision.

Flood Risk

Utilities

Gas

This site is crossed by a high pressure pipeline owned and operated by Northern Gas Networks. This pipeline will be protected by a legal easement. The Institution of Gas Engineers and Managers document TD1 Edition 5 recommends a minimum building proximity distance to normally occupied properties of 9m.

Electric

Fire and Rescue

Telecoms

Other

English Heritage

This western edge of this site lies adjacent to a length of Grim's Ditch which is a Scheduled Monument. National policy guidance makes it clear that substantial harm to the significance of such an asset should be wholly exceptional. Before allocating this site, therefore, it will have to be clearly demonstrated that residential development in this area would not result in harm to elements that contribute to the significance of this asset, including its setting.

If, after undertaking this assessment, it is considered appropriate to allocate this area, the need to safeguard those elements which contribute to the significance of this monument needs to be stated in the Policy and in its justification.

Natural England

Planning History	Applications since 1/1/2009, covering more than 50% of the site		
App Number	Proposal	Decision	% of site
14/02406/COND	Consent, agreement or approval required by condition 5 of Planning Application 12/03886/OT	Α	99
12/03886/OT	Outline Planning Application for mixed use development comprising offices (business park) (B1A), (B) and (C), retail and bar/restaurant (A1, A2, A3, A4 and A5), hotel (C1), leisure facilities (D1, D2), multi-storey car park, together with internal roads, car parking, landscaping and drainage.	A	99

Spatial relationships

UDP Designations

Core Strategy

2039 Thorpe Park, undeveloped non-submitted land

N32 Greenbelt	1.64	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	1.94	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Main Urban Area	98.36	% 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	
I	EASEL RA	0.00	
İ	Aire Valley RA	0.00	
Ī	West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	0.00
Nearest train station (Cross Gates
Nearest train station distance (m)	1733.11
Nearest bus stop	9907
Nearest bus stop distance (m)	435.01
Agricultural classification	Grade 3b
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	✓
Overlaps Public Right of Way	<u></u>
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	□ ✓
·	
Overlaps Minerals Safeguard	ed
Overlaps Minerals Safeguarded 100)m

2039 Thorpe Park, undeveloped non-submitted land

Conclusions

Issues and Options Summary

Thorpe Park site. Outline Planning Application pending for mixed use development comprising offices (business park) (B1A), (B) and (C), retail and bar/restaurant (A1, A2, A3, A4 and A5), hotel (C1), leisure facilities (application no. 12/03886/OT). The western part of the site is currently designated as proposed greenspace on the existing UDP (see also greenspace section, page 22, question G8), the eastern part is allocated for employment on the existing UDP. The site could link in with residential development to the north in the allocated east Leeds extension, so development for residential could also have potential subject to the provision of the Manston Lane Link Road and East Leeds Orbital Route.

Site affects others?

Sustainability summary

Significant negative - greenfield site, ecology and pollution. Minor negative - loss of employment, poor access to health, education and leisure services, community participation (access to services) and community cohesion (scale of site relative to settlement). It also scores mino negative for emissions, transport network and local needs met locally based on Highways assessment. Minor positive effect expected for housing and flood risk objectives.

Summary of reps

For Development

Against Development

Statutory

Before allocating this site, therefore, it will have to be clearly demonstrated that residential development in this area would not result in harm to elements that contribute to the significance of this asset, including its setting.....the need to safeguard thoseelements which contribute to the significance of this monument needs to be stated in the Policy and in its justification. (English Heritage)

The site falls outside 400m of the current core bus network. Consideration needs to be given to if this site would be able to meet the LDF public transport accessibility requirements should housing be brought forward. (Metro)

Comments on phasing

DPP Allocation

Preferred housing allocation with mixed uses

DPP Allocation Conclusion

Greenfield site within the Main Urban Area and forms part of the wider Thorpe Park employment allocation that has historic permission for a range of employment uses. The western part of the site is currently designated as proposed greenspace on the UDP, the eastern part is allocated for employment on the UDP. Local preference including a review of the wider delivery across the area considers suitable for residential subject to the provision of the Manston Lane Link Road and East Leeds Orbital Route. The site would also link in with residential development to the north in the allocated East Leeds Extension. Developer interest expressed through a planning application in September 2014 which seeks to revise the overall mix of uses to include up to 300 dwellings, alongside offices, retail and other supporting uses.

2040 Bullerthorpe Lane (Temple Point), Colton

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

Site Characteristics

Site type Brownfield

On-site land uses

Storage

Neighbouring land uses

Transport tracks and ways

Agriculture

Dwellings

Other land uses - None

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

Description

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

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

•		
Would development lead	ements?	
Do features provide bound	ent?	
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

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

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

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

Character Conclusion

2040 Bullerthorpe Lane (Ter	mple Point), Colton	
Overall Conclusion from assessment as characteristics of openness and perma		nd essential
SHLAA conclusions		
Availability: Short (=<5 yrs)	Suitability: Suitable	Achievability: Medium (6-10yrs)
Summary of infrastructure provid	er comments	
LCC Highways Comments		
Public transport accessibility comments		Rank (1-5)
Has Planning Permission		5
Access comments		
Has Planning Permission		5
Local network comments		
Has Planning Permission		5
Mitigation measures		Total score
Has Planning Permission		
		15
Highways site support		
Yes - has planning permission	<u> </u>	
Contingent on other sites		
No		
Contingent on other sites		
No		
Highways Agency		
Impact No material impact No	etwork Status No objection	
Potential for cumulative impact in combinat	ion with other sites. If site still included	at next sift assess as part of East Leeds cluster.
Network Rail		
Yorkshire Water		
Treatment Works Knostrop		
co-ordinated with Yorkshire Water's Asset M the site. The forthcoming AMP(6) will run f with YW's investment. It is particularly importance into account available sewerage and W	Management Plans (AMP) to ensure the no rom April 2015 to March 2020. Phasing is ortant that sites which represent a 10% o wTW capacity. If a developer wants to be	oment that will connect to the public sewer system needs to be ecessary infrastructure and capacity can be provided to serve so one method used to ensure sites are brought forward in line or greater increase in population served by the works should ring a site forward before YW have completed any planned mount would be determined by a developer funded feasibility
Environment Agency		
Constraints		

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

2040 Bullerthorpe Lane (Temple Point), Colton

LCC	
Ecology support	Supported
Supported	
Ecology boundary	
Education comments	
Flood Risk	
Flood Zone 1. Part o	f site at risk from surface water flooding.
Utilities	
Gas	
Electric	

Fire and Rescue

Other

Telecoms

English Heritage

Natural England

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

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

Cnatial	rolat	ionships
Svatiai	ı cıaı	IUI ISI IIDS

UDP Designations

Core Strategy

2040 Bullerthorpe Lane (Temple Point), Colton

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

an Area 100.00 % over	Main Urban Area
tlement 0.00	Major Settlement
tlement 0.00	Minor Settlement
tension	Overlaps Urban Extension

Regeneration Areas

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

Other Spatial Relationship

other opation iterations	٠٢	
LCC ownership S	%	0.00
Nearest train station	Cro	ss Gates
Nearest train station distance (m	n)	2231.90
Nearest bus sto	р	7932
Nearest bus stop distance (m	n)	323.63
Agricultural classification	on Gra	ade 3
01 000	CI	
Overlaps SSS		
Overlaps SEC	GI	
Overlaps LN	IA.	
Overlaps LN	IR	
Overlaps Conservation Are	ea	
Overlaps Listed Buildir	ng	
Overlaps Strat. Employment buffe	er	
Overlaps Public Right of Wa	ay	
Overlaps SFRA Flood Zor	ne	
Overlaps EA Flood Zor	ne	
Overlaps HSE Major Hazaı	rd	
Overlaps HSE Gas Pipelir	ne	
Overlaps Pot. Contamination	on	✓
Overlaps Minerals Safegua	arded	
Overlaps Minerals Safeguarded 1	100m	

2040 Bullerthorpe Lane (Temple Point), Colton

Conclusions

Issues and Options Summary

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

Site affects others?

Sustainability summary

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

Summary of reps

For Development

Against Development

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

Statutory

From a public transport perspective, we would encourage the prioritisation of these sites based on the proximity to the core public transport network and the bus service frequency levels.

Comments on phasing

DPP Allocation

Identified housing site

DPP Allocation Conclusion

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

2041 Stourton North

Site Details								
Easting	431834	Northing	430035	Site area ha		19	SP7	Main Urban Area Infill
HMCA East Leeds, Inner Area		Ward	Middleton F	Park				

Site Characteristics

Cita tuma	Greenfield
7116 LVD6	(3) 66011610
Oito typo	O CO III CIA

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	No

Descri	ption

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroahment

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

4. Preserve the setting and special character of historic towns

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

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

2041	Stourton	North					
SHLAA co	nclusions						
Availabilit	y:		Suitability:	LDF to determine	Achievability:	Medium (6-10yrs)	
Summar	y of infrasti	ructure provi	der comments				
	vays Comme						
	sport accessibil						Rank (1-5)
not all of si	te meets requi	rements for prin	nary education and he	ealth			4
Access com	nments						
Site is acce	ssible from sev	verale points on	the Middleton Ring R	oad			5
	ork comments						
Capacity av	ailable in the l	ocal network. La	arge part of site requ	ired for NGT P&R and o	depot		5
Mitigation r	measures						Total score
potential fo	r cumulative ir	npact on SRN					14
Highways s							
No - P&R a	llocation must	be maintained a	cross whole site, but	unused portion could b	pe residential		
Contingent	on other sites						
Contingent	on other sites						
Highways	Agency						
Impact No	o material impa	act	Network Status	No objection			
Potential fo	or cumulative in	mpact in combin	ation with other sites	s. If site still included a	it next sift assess as part of c	ity centre / Aire Valle	ey cluster.
Network	Rail						
Yorkshire	Water						
Treatment '							
Environm	ent Agency]					
Constraints							
LCC							
Ecology sup	oport No	t supported					
			s but large parts of the Local Corridors 13,		oved neutral/acid grassland (potential Leeds Habi	tat Network),
Ecology bo	undary						
					ended as per drawing RM/204 Valley GI Corridor 15 (s	11. Mitigation will sti	Il be required
Education of	comments						

2041 Stourton North

Flood Risk	
Utilities Gas	
Electric	
Fire and Decree	1
Fire and Rescue	
Telecoms	

Other English Heritage

Natural England

Planning History	Applications since 1/1/2009, covering more than 50% of the site					
App Number	Proposal	Decision	% of site			
13/04318/TWA	New Generation Transport routes		95			

Spatial relationships

UDP Designations

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	41.30	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	1.00	

Core Strategy

Main Urban Area	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	98.35	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership	% (99.98
Nearest train station		Leeds City
Nearest train station distance	(m)	3814.26
Nearest bus s	top	9991
Nearest bus stop distance	(m)	302.41

2041 Stourton North

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

2041 Stourton North

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
Summary of reps	
Comments on phasing	
· · ·	
DPP Allocation	
Aire Valley allocation	
DPP Allocation Conclusion	
Di i Allocation conclusion	

2062 Red Hall Offices & Playing Field LS17

Site Det	ails							
Easting	434853	Northing	438589	Site area ha	14.	3	SP7	Main Urban Area Infill
HMCA	East Leeds				W	/ard	Cross Gates	and Whinmoor

Site Characteristics

Site type Greenfield

On-site land uses

Office

Outdoor amenity and open space

Other

Neighbouring land uses

Agriculture

Dwellings

Horticultural nursery

Other land uses

LCC depot

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

Description

The site is mixed (GF and BF) with a very small portion to the north of the site in the Green Belt. The site lies within the Main Urban Area and is bounded by agricultural and woodland to the north and west, the A6120 Leeds Ring Road and housing to the south, and the A58 Wetherby Road to the east. A large majority of the site is laid out as playing field land containing approximately 4 hectares of playing pitches and a 6 team changing block, now unused. These were previously laid out as 5 playing fields (4 football and 1 rugby league) but have drainage issues leaving the playing fields in a water-logged state for a large part of the year but generally remain capable of use for informal amenity purposes in dry periods. The Red Hall listed buildings sit within the middle of the site, owned and occupied by the Rugby Football League.

Greenbelt Assessment

1. Check the unresticted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	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

Yorkshire Water
Treatment Works

Knostrop

2062 Red Hall Offices & Playing Field LS17

4. Preserve the setting and special character of historic towns

	•	
Site within/adjacent to	conservation area/listed building/historical features?	No
Can development pres	erve this character?	
Character Conclusion	No effect on the setting and special character of histor	ic features

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

Only a small part of the site is Green Belt, currently in use in relation to the nnursery. Assessed on its own, its development would not be connected to the settlement, but it would only come forwards alongside the rest of the site and the ELOR as part of the East Leeds Extension, at which time it would not have a great impact against the purposes and characteristics of the Green Belt.

SHLAA conclusions					
Availability: Medium	(6-10yrs)	Suitability:	LDF to determine	Achievability: N	fledium (6-10yrs)
Summary of infra	structure provide	er comments			
LCC Highways Comr Public transport access					Rank (1-5)
3/2 buses per hour, lin	nited access to other s	services, full East L	eeds Extension alloca	tion should improve offer	2
Access comments					
access options availabl	e				4
Local network commer		mitigata lagal impa	anto		
provision of East Leeds	s Orbital Road Should	miligate local impa	acts		4
Mitigation measures					Total score
provision of East Leeds	s Orbital Road and imp	proved Public Trans	sport		10
Highways site support yes with mitigation					
Contingent on other sit	es				
Contingent on other sit	es				
L					
Highways Agency					
Impact	Ne	twork Status			
Awaiting Comments					
Network Rail					

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

2062 Red H	iali Offices & P	laying Field	LS17			
study.						
Environment Agend	cv					
Constraints						
FZ1 over 1 ha. See co	omments in main to	ext of our respons	se.			
LCC	1					
Ecology support						
Loology Support						
Ecology boundary						
Education comments						
			9, 282, 1297, 2086, 20 y and secondary school		rimary and 700 seco	ondary children. Already in
Flood Risk						
Utilities]					
Gas						
Electric						
Fire and Rescue]					
THE GIRL RESEARCH						
Telecoms						
Other						
English Heritage						
features of special arc assesment of what co development might ha	at in the 1990 Act the chitectural or history intribution this curreave upon the significant proposals wou	nat "special regard ic interest which ently undevelope icance of this ass	d" should be had to the they possess. Consequ d area makes to the si et.	uently, before allocating gnficance of this build	g this area, there wing and what effect	s or their setting or any yould need to be some its loss and subsequent use assets (including their
Natural England						
Planning History	Applications since	1/1/2009, coverin	g more than 50% of the	esite		
App Number	Proposal			Decision	% of site	
Spatial relationship	os					
UDP Designati	ons		Core Strategy			

Red Hall Offices & Playing Field LS17 2062

N32 Greenbelt	15.20	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Main Urban Area	84.80	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

Regeneration Areas

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

Other Spatial Polationship

Other Spatial Relationship)
LCC ownership %	99.85
Nearest train station Cr	oss Gates
Nearest train station distance (m)	4382.31
Nearest bus stop	9531
Nearest bus stop distance (m)	225.95
Agricultural classification (Grade 3
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	✓
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	✓
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	✓
Overlaps Minerals Safeguarde	d 🗸
Overlaps Minerals Safeguarded 100r	n 🗸

2062 Red Hall Offices & Playing Field LS17

Conclusions

Issues and Options Summary

Part Green Belt site (northern section, majority of site is an employment allocation on the existing UDP. The site is within the current planning brief for the East Leeds extension alongside the wider Redhall site and would be suitable for residential development in principle subject to the provision of the section of the East Leeds Orbital Route which would run through the site.

Site affects others?

Sustainability summary

Significant negative effect - greenfield site. Minor negatives - Community participation (poor access to existing services), access to green space and from Highways assessment, emissions, transport network and local needs met locally. Further minor negative effects predicted against waste (waste site within 100m), lanscape and historic environment. Minor positive effects - Access to leisure, housing and flood risk.

Summary of reps

For Development

Site should be to brought forward in a coordinated way as part of the East Leeds Extension.

Against Development

Currently used as public playing field.

Road infrastructure is not good enough to cope with this increase in traffic to sites.

Listed buildings.

Statutory

Before allocating this area, there would need to be some assessment of what contribution this currently- undeveloped area makes to the significance of this building and what effect its loss and subsequent development might have upon the significance of this asset. If allocated, development proposals would need to ensure that those elements which contribute to the significance of these assets (including their setting) are not likely to be harmed. (English Heritage)

This site falls outside 400m of the current core bus network.

Consideration needs to be given to if these sites would be able to meet the LDF public transport accessibility requirements should housing be brought forward.

Significant developer contributions will be required at these sites to improve the public transport to meet the council LDF accessibility policies (Metro)

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

Majority of site is a UDP employment allocation (key business park) with a small part along the northern boundary being Green Belt. It is now contrary to national and local policy to locate offices away from city and town centres and so it is more appropriate to identify Red Hall as suitable for housing (incorporating on site greenspace provision) than for any other use. The identification of the site as suitable for an allocation is consistent with the long-standing planning principle for its development stretching back 23 years.

Executive Board in September 2013 agreed an outline development brief for Red Hall with key development principles, as part of the relocation strategy for the horticultural nursery (also encompasses site 795). This includes routing of ELOR around its northern edge and retention of at least two playing pitches within the site. The central Red Hall buildings are in the ownership of the RFL, and any development will have to respect their listed building status. The existing pitches have protection under Sport England policies and through the UDP Policy E4:11 requirement for their replacement in development of the site, but they are not allocated greenspace. The wider Red Hall site will be the subject of a detailed planning brief and subject to the provision of the section of the East Leeds Orbital Route which would run through the site.

2080 Copperfields College, Cross Green LS9

Site Details							
Easting	432045	Northing	432542	Site area ha	11.2	SP7	Main Urban Area Infill
HMCA	East Leeds				Ward	Burmantoft	s and Richmond Hill

Site Characteristics

Site type	Greenfield
Jite type	OI CCI II CIU

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	No

Descri	ption
2 23011	J J

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroahment

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

4. Preserve the setting and special character of historic towns

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

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

11/01874/LA

2080	Copper	fields College, Cross Green L	S9			
SHLAA concl	usions					
Availability:		Suitability:	LDF to determine	Achi	evability:	Short (=<5yrs)
Summary o	of infras	tructure provider comments				
Highways Ag	gency					
Impact		Network Status				
Network Rai	il					
Yorkshire W						
Treatment Wo	orks					
Environmen	t Agency					
Constraints						
LCC						
Ecology suppo	ort					
Ecology bound	dary					
Education com	nments					
Flood Risk						
Utilities						
Gas						
Electric						
Fire and Rescu	ıe					
Telecoms						
Other						
English Herita	ge					
Natural Englar	nd					
		11. 11. 14.11.12.12	1 500/ 511			
Planning His App Number		oplications since 1/1/2009, covering mo Proposal	ore than 50% of the site	Decision	% of site	.

Α

76

Temporary permission for 3 detached storage containers

Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	23.82	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	43.51	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core	Strategy

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

% overlap

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

Other Spatial Relationship

LCC ownership	%	100.00
Nearest train station	L	eeds City
Nearest train station distance (2440.24
Nearest bus st	ор	9592
Nearest bus stop distance (m)	109.07
Agricultural classificati	ion U	rban
Overlaps SS	122	
Overlaps SE		H
Overlaps L		
Overlaps L		
Overlaps Conservation Ar		
Overlaps Listed Buildi		
Overlaps Strat. Employment buf		✓
Overlaps Public Right of W	/ay	✓
Overlaps SFRA Flood Zo	ne	Ä
Overlaps EA Flood Zo	ne	\Box
Overlaps HSE Major Haza	ard	
Overlaps HSE Gas Pipel	ine	$\overline{\Box}$
Overlaps Pot. Contaminati	ion	<u></u>
Overlaps Minerals Safegu	arded	

Overlaps Minerals Safeguarded 100m

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2080 Copperfields College, Cross Green LS9

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
Summary of reps	
<u> </u>	
Comments on phasing	
DPP Allocation	
Aire Valley allocation	
DPP Allocation Conclusion	

2086 Barrowby Lane, Manston LS15

Site Details							
Easting	438586	Northing	434040	Site area ha	21.2	SP7	Main Urban Area Extension
HMCA	East Leeds				Ward	Temple Nev	wsam

Site Characteristics

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Transport tracks and ways

Other land uses - None

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

Description

Triangular site of agricultural fields bounded by railway to the northeast and M1 to the southeast, Thorpe Park site to the west.

Greenbelt Assessment

1. Check the unresticted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroahment

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

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

4. Preserve the setting and special character of historic towns

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

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

Green Belt site. The site is contained by strong defensible boundaries to the north and south east (major roads) so release of the site would not set a precedent for further Green Belt sprawl. The site is designated as proposed greenspace (N5) on the UDP.

2086 Barrowby Lane, Manston LS15

SHLAA conclusions						
Availability: Short (=	=<5 yrs)	Suitability:	LDF to determine	Achievability:	Longterm (11+yrs)	
Summary of infra	structure provider	comments				
LCC Highways Com						
Public transport access						Rank (1-5)
No Public Transport or	other local services					_ 1
Access comments						
	d highway. Needs access	s via site 2039 b	out Manston Lane Link Roa	nd is likely to segregate or	remove access	1
Local network comme	nts					
Reliant of adjacent site	e and Manston Lane Link	Road/East Leed	s Orbital Road Possible wo	orks to J46.		2
Mitigation measures						Total score
	solved. Manston Lane Lir	nk Road/East Le	eds Orbital Road required	to resolve traffic impacts.	Possible works to	4
Highways site support						
no						
Contingent on other si	tes					
yes						
Contingent on other si	tos					
Contingent on other si yes	les					
Himburgus Amenau						
Highways Agency	mnost Netwo	anti Chahira	No objection			
Impact No material i			No objection If site still included at n	ext sift assess as part of E	ast Leeds cluster	
Toternal for camalan	- Impact in combination	With Other Sites	. If site still illeraded at it	ext sirt assess as part of E	ust Leeds cluster.	
Network Rail						
Level crossings/bridge	e strength/asset protectio	n Very long terr	n four tracking			
Yorkshire Water						
Treatment Works	Knostrop					
co-ordinated with Yorl the site. The forthcon with YW's investment. take into account avai	kshire Water's Asset Man ning AMP(6) will run from It is particularly importa lable sewerage and WwT	agement Plans (n April 2015 to N nt that sites wh W capacity. If a	(AMP) to ensure the neces March 2020. Phasing is on ich represent a 10% or gr developer wants to bring	nt that will connect to the sary infrastructure and cape method used to ensure seater increase in population a site forward before YW at would be determined by	oacity can be provided ites are brought forw n served by the work have completed any p	d to serve vard in line s should planned
Environment Agend	;y					
Constraints						
FZ1 over 1 ha. See co	omments in main text of o	our response.				
LCC	1					
Ecology support	Supported					
Supported	1 P					

Ecology boundary Education comments East Leeds Extension – 7000 houses plus sites 2062, 3119, 282, 1297, 2086, 2039 generates 1,750 primary and 700 secondary children. Already in discussions with planners and developers re. new primary and secondary school provision. Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage

Spatial relationships

Planning History

App Number

UDP Designations

ODI Designations		
N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	92.54	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	1.00	

Proposal

Core Strategy

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

Main Urban Area	0.00
Major Settlement	0.00
Minor Settlement	0.00
Overlaps Urban Extension	✓

% of site

% overlap

Decision

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	99.71
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2086 Barrowby Lane, Manston LS15

Nearest train station		Garforth
Nearest train station distance	(m)	2110.07
Nearest bus s	top	9907
Nearest bus stop distance	(m)	763.79
Agricultural classificat	ion Gr	ade 3
Overlaps S	SSI	
Overlaps S	EGI	
Overlaps L	_NA	
Overlaps l	_NR	
Overlaps Conservation A		
Overlaps Listed Build	ling	
Overlaps Strat. Employment bu	ffer	✓
Overlaps Public Right of V	Vay	✓
Overlaps SFRA Flood Z	one	
Overlaps EA Flood Z	one	
Overlaps HSE Major Haz	ard	
Overlaps HSE Gas Pipe	line	
Overlaps Pot. Contaminat	tion	<u> </u>
Overlaps Minerals Safegu	uarded	
Overlaps Minerals Safeguarded	100m	

2086 Barrowby Lane, Manston LS15

Conclusions

Issues and Options Summary

Green Belt site. The site is contained by strong defensible boundaries to the north and south east (major roads) so release of the site would not set a precedent for further Green Belt sprawl. The site is designated as proposed greenspace (N5) on the existing UDP. (See also greenspace section, page 22, question G9). Situated to the east of Cross Gates, development would be dependent on site 2039 coming forward first, to join the site up more with the existing urban area. Any development would be subject to provision of Manston Lane Link Road and East Leeds Orbital Route.

Site affects others?

Sustainability summary

Significant negative effects - Access to green space, greenfield site and based on highways assessment, pollution and local needs met locally. Minor negative effects - Access to health, education and leisure. Community participation (based on access to services) and community cohesion (scale of site out of keeping with the settlement). Transport network (based on highways assessment) and pollution. Minor positive - housing and flood risk.

Summary of reps

For Development

Possibility of some development but only whilst retaining some greenspace. Also provision of infrastructure required to support that development as it is currently not sufficient to cope with any increased demands.

Against Development

Keep for greenspace.

children need green spaces to play on

Statutory

The site 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.

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. The site is contained by strong defensible boundaries to the north and south east (major roads and railway) so release of the site would not set a precedent for further Green Belt sprawl, but would extend the settlement out beyond the East Leeds Orbital Road. Development would be dependent on site 2039 (Thorpe Park) coming forward first. Local preference is to not propose as housing allocation.

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

Easting	439091	Northing	433867	Site area ha	11.3	SP7	
HMCA East Leeds		Ward	Temple Nev	vsam			

Site Characteristics

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Transport tracks and ways

Other land uses - None

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

Description

Agricultural field directly adjacent to the M1 and railway line, with tree lined boundary to south and further fields beyond. Site also contains a tree belt.

Greenbelt Assessment

1. Check the unresticted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroahment

No
Yes
No
No
Yes
No
No

Encroachment Conclusion Site does not perform an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?		No	
Can development	eserve this character?		
Character Conclus	No effect on the setting and special character of histo	ic features	

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

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

Green Belt site. The site is isolated and not related to the existing settlement. Development would significantly reduce the Green Belt gap between Cross Gates and Garforth, contrary to the purposes of Green Belt in preventing the coalescence.

SHLAA conclusions						
Availability: Short (=<5 yrs)		Suitability:	LDF to determine	Achievability	: Longterm (11+yrs)	
Summary of infrastruct	ture provider	comments				
LCC Highways Comments						
Public transport accessibility c	omments					Rank (1-5)
Poor accessibility						1
Access comments						
Barrowby Lane is only access	route and is not	suitable				1
Local network comments						
cumulative issues						3
Mitigation measures						Total score
						5
Highways site support					,	
No						
		_				
Contingent on other sites						
Contingent on other sites]				
Contingent on other sites						
Highways Agency						
Impact Material impact	Netv	work Status	No objection subjection	ct to satisfactory mitigation		
Potential for cumulative impa	ct in combination	n with other sites	s. If site still include	d at next sift assess as part of	East Leeds cluster.	
Network Rail						
Yorkshire Water						
Treatment Works Owlwo	od/Garforth					
Yorkshire Water's Asset Mana forthcoming AMP(6) will run f investment. It is particularly in account available sewerage an	gement Plans (A rom April 2015 t mportant that sit nd WwTW capac	MP) to ensure the to March 2020. P tes which represe tity. If a develope	ne necessary infrastr hasing is one metho ent a 10% or greate er wants to bring a s	to the public sewer system nee ucture and capacity can be provid used to ensure sites are bround increase in population served lite forward before YW have contamount would be determined by	vided to serve the site ght forward in line wi by the works should t mpleted any planned	e. The ith YW's ake into
Environment Agency						
Constraints						

LCC	
Ecology support	Not supported
and the adjacent wil). No site-based designations but 1.15ha of this site is Lowland Mixed Deciduous Woodland, Crawshaw Wood. This woodland dlife corridor function provided by land alongside the railway should be retained an enhanced. At present the woodland is ground flora and shrub layer.
Ecology boundary	
	gation if Red hatched areas are excluded and the boundary is ammended as per Drawing RM/2087. Mitigation will still be und enhance the northern boundary alongside the motorway and railway - providing a buffer and native shrub and small tree
Education comments	
Flood Risk	
Utilities	
Gas	
Electric	
2.000.10	
Fire and Rescue	
Telecoms	
Other	
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

		1
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	

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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	

Sc	h. Ancient Mon.	0.00

Other	Spatial	Relationship	
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Other Spatial Relation	3111	P
LCC ownership	%	99.42
Nearest train station	Garforth	
Nearest train station distance	(m)	1582.56
Nearest bus s	top	5745
Nearest bus stop distance	(m)	972.96
Agricultural classificat	ion	Grade 3
Overlaps S	SSI	
Overlaps S	EGI	
Overlaps I	NA	
Overlaps I	NR	
Overlaps Conservation Area		
Overlaps Listed Building		
Overlaps Strat. Employment buffer		
Overlaps Public Right of Way		✓
Overlaps SFRA Flood Zone		
Overlaps EA Flood Z	one	
Overlaps HSE Major Haz	ard	
Overlaps HSE Gas Pipe	line	
Overlaps Pot. Contamina	ion	✓
Overlaps Minerals Safego	uard	ed

Overlaps Minerals Safeguarded 100m

Conclusions

Issues and Options Summary

Green Belt site. The site is isolated and not related to the existing settlement. Development would significantly reduce the Green Belt gap between Cross Gates and Garforth, contrary to one of the purposes of Green Belts in preventing the coalescence of settlements. The proposed HS2 rail route runs through the site. Significant highway concerns regarding access and accessibility.

Site affects others?

Sustainability summary

Significant negative effect - Access to green space, greenfield site, ecology, emissions and local needs met locally (based on highways assessment). Minor negative - Access to education, health, leisure, community participation (based on access to services), community cohesion (scale of site out of keeping with settlement), transport network and pollution. Minor positive - Housing and flood risk.

Summary of reps

For Development

Against Development

Road networks under pressure.

healthcare and local services will be beyond breaking point

Statutory

The site falls outside 400m of the current core bus network.

Consideration needs to be given to if this site would be able to meet the LDF public transport accessibility requirements should housing be brought forward.

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

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. The site is isolated and not related to the existing settlement. Development would significantly reduce the Green Belt gap between Cross Gates and Garforth, contrary to one of the purposes of Green Belts in preventing the coalescence of settlements. The proposed HS2 rail route runs through the site. Significant highway concerns regarding access and accessibility.

2090A Bullerthorpe Lane, Colton LS15

Site Detail	s
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Easting	437173	Northing	432784	Site area ha	6.3	SP7	Main Urban Area Extension
HMCA	East Leeds				Ward	/ard Temple Newsam	

Site Characteristics

Site type Greenfield

On-site land uses

Agriculture

Dwellings

Neighbouring land uses

Agriculture

Dwellings

Outdoor amenity and open space

Other land uses - None

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

Description

Fields with some scrub cover and lines of trees along some of the field boundaries. No distinct boundary to the south.

Greenbelt Assessment

1. Check the unresticted sprawl of large built up areas

Would development lead to/cons	titue ribbon development?	No
Would development result in an i	No	
Is the site well connected to the I	Yes	
Would development round off the settlement?		Yes
Is there a good existing barrier be and the undeveloped land?	Yes	
Unrestricted Sprawl Conclusion Low potential to lead to unrestrict		ed sprawl

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroahment

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

Encroachment Conclusion Site does not perform an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to	No		
Can development pres	erve this character?		
Character Conclusion No effect on the setting and special character of historic features			

2090A Bullerthorpe Lane, Colton LS15

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

The site has a road frontage and is well related to the existing settlement form with minimal potential for futher urban sprawl and retention of openness across Temple Newsam.

SHLAA conclusions		
Availability: Medium (6-10yrs)	Suitability: LDF to determine	Achievability: Longterm (11+yrs)
Summary of infrastructure pr	ovider comments	
LCC Highways Comments		
Public transport accessibility comments	S	Rank (1-5)
100% employment, 50% primary, 50%	6 health, 100% bus access to secondary	3
Access comments		
Access could be achieved via Colton Ro	oad East	5
Local network comments		
No known issues with capacity		5
Mitigation measures		Total score
Alterations may be required to existing	traffic calming features/roundabouts	13
Highways site support		
yes with mitigation		
Contingent on other sites		
Contingent on other sites		
Contingent on other sites		
Highways Agency		
Impact	Network Status	
Major Impact - Likely to require signifi	cant physical mitigation	
Network Rail		
Yorkshire Water		
Treatment Works Knostrop		
		nt that will connect to the public sewer system needs to be sary infrastructure and capacity can be provided to serve

the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility

Environment Agency

Constraints

study.

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

2090A Bulle	rthorpe Lane, Colto	on LS15			
LCC					
Ecology support					
Ecology boundary					
Education comments					
Flood Risk					
Utilities Gas					
Ods					
Floatrio					
Electric					
Fire and Rescue					
Telecoms					
Other					
English Heritage					
In view of the duty oneed to be some assimportant contribution considered to be accomplete are also Grade. There are also Grade There is a requirement features of special and need to ensure that the some assimple to the	essment of what contributed to the character of the eptable. It Listed Buildings to the in the 1990 Act that "srechitectural or historic interess elements which course.	e or enhance the characte ution this area makes to e Conservation Area, then e west (Holly Tree Farmh pecial regard" should be terest which they possess ntribute to the significance	the landscape setting of the the plan would need to exouse) and north (Vine Cothad to the desirability of p. Consequently, if allocated of this asset are not har	ne Cons xplain v ttage ar preservi ed, any rmed.	cion Areas including their setting, there will servation Area. If this area does make an why its loss and subsequent development is nd Yew Tree Cottage) of this site. ing Listed Buildings or their setting or any development proposals for this area would
National policy guida site, therefore, it will to the significance of	nce makes it clear that s have to be clearly demo this asset, including its	substantial harm to the sign enstrated that residential setting.	development in this area v	t should would r	d be wholly exceptional. Before allocating this not result in harm to elements that contribute
		nsidered appropriate to a e stated in the Policy and		to safe	eguard those elements which contribute to
Natural England		J	-		
3					
Planning History	Applications since 1/1/2	009, covering more than	50% of the site		
App Number	Proposal		Decisio	วท	% of site
Spatial relationship	ns				
UDP Designat	ions	Core Str	ategy		

2090A Bullerthorpe Lane, Colton LS15

N32 Greenbelt	86.20	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	67.86	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	67.87	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	✓	
Sch. Ancient Mon.	0.00	

Main Urban Area	13.80	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

Regeneration Areas

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

Other Spatial Relationship

Other Spatial Relationship)
LCC ownership %	95.56
Nearest train station Cro	oss Gates
Nearest train station distance (m)	1885.58
Nearest bus stop	13335
Nearest bus stop distance (m)	103.45
Agricultural classification G	rade 3
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	✓
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	✓
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	✓
Overlaps Minerals Safeguarded	d
Overlaps Minerals Safeguarded 100m	1

2090A Bullerthorpe Lane, Colton LS15

Conclusions

Issues and Options Summary

Site 2090 has been split into 2. Site A is within the Green Belt, but has a road frontage and is well related to the existing settlement form. Development could retain openness and views across the Temple Newsam estate. The site is also designated as proposed open space (N5) on the existing UDP. See also greenspace section, page 22, question G10.

Site affects others?

Sustainability summary

Significant negative - Access to green space, greenfield site and ecology. Minor negative - Access to education and health services, community participation, landscape and, based on highways assessment, emissions, transport network and local needs met locally. Minor positive - Housing and flood risk.

Summary of reps

For Development

Less congested

Release for housing.

Against Development

The roads are already very busy with Colton Road East is already a rat run to avoid the traffic lights on Bullerthorpe Lane.

The land has an environmental interest and should be protected.

Retained for greenspace.

Statutory

National policy guidance makes it clear that substantial harm to the significance of such an asset should be wholly exceptional. Before allocating this site, therefore, it will have to be clearly demonstrated that residential development in this area would not result in harm to elements that contribute to the significance of this asset, including its setting.

If, after undertaking this assessment, it is considered appropriate to allocate this area, the need to safeguard those elements which contribute to the significance of this monument needs to be stated in the Policy and in its justification. (English Heritage)

The site is not considered suitable for allocation for housing and fall outside 400m of the current core bus network.

Consideration needs to be given to if this site would be able to meet the LDF public transport accessibility requirements should housing be brought forward.

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

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

Green Belt site, with a road frontage. It is well related to the existing settlement form. Consists of fields with some scrub cover and lines of trees along some of the field boundaries. There is no distinct boundary to the south but consider minimal potential for further urban sprawl as would link up to create a consistent building line/edge of settlement. Development could retain openness and views across the Temple Newsam estate.

2090B Bullerthorpe Lane, Colton LS15

Site	Details

Easting	436982	Northing	432371	Site area ha	87.3	SP7	Main Urban Area Extension
HMCA	East Leeds				Ward	Temple Newsam	

Site Characteristics

Site type Greenfield

On-site land uses

Agriculture

Outdoor amenity and open space

Neighbouring land uses

Agriculture

Dwellings

Outdoor amenity and open space

Other land uses - None

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

Description

A very large site consisting of many agricultural fields, separated by hedgerows and tree belts. Adjacent to Temple Newsam Estate to the south and west.

Greenbelt Assessment

1. Check the unresticted sprawl of large built up areas

Would development lead to/cons	titue ribbon development?	No
Would development result in an i	No	
Is the site well connected to the	Yes	
Would development round off the	No	
Is there a good existing barrier b and the undeveloped land?	Yes	
Unrestricted Sprawl Conclusion Low potential to lead to unrestrict		ted sprawl

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroahment

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

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

4. Preserve the setting and special character of historic towns

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

2090B Bullerthorpe Lane, Colton LS15

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

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

Designated as proposed greenspace (N5) on the existing UDP (See also greenspace section, page 22, question G10) there is a Local Nature Area and Site of Ecological and Geological Importance within the site and three ancient monument

SHLAA conclus	ions							
Availability: M	edium (6-10yrs)	Suitability:	LDF to determine		Achievability: L	ongterm (11+yrs)	
Summary of	infrastructu	ıre provider	comments					
LCC Highways	Comments							
Public transport	accessibility co	mments						Rank (1-5)
Large site. Small	part of northe	rn area of site	meets standards	but the greater part	of the site does	s not.		2
Access comment Access would on and these could	ly be achievabl			r, numerous accesses	s would be requ	uired for the capaci	ty proposed	2
Local network co	mments							
A very large site mitigation.	would require	a detailed TA.	Likely that the n	etwork would be uns	suitable. No rea	alistice opportunity	to provide	1
Mitigation measu	iros]					Total score
Mitigation would		ut not acheivab	le					5
Highways site su	ıpport							
Contingent on ot	her sites							
Contingent on ot	her sites							
Highways Age	ncy							
Impact		Netv	vork Status					
Network Rail								
Notwork Run								
Yorkshire Wat	er							
Treatment Works	s Knostrop)						
co-ordinated wit the site. The for with YW's invest take into accoun	h Yorkshire Warthcoming AMP Iment. It is par It available sew	ater's Asset Mai (6) will run fro ticularly import erage and Ww	nagement Plans m April 2015 to l ant that sites wh TW capacity. If a	bulk of Leeds. Develo (AMP) to ensure the i March 2020. Phasing nich represent a 10% a developer wants to contributions. The a	necessary infra is one method or greater incr bring a site for	structure and capac used to ensure site ease in population ward before YW ha	city can be provides are brought for served by the work ve completed any	ed to serve ward in line ks should planned
Environment A	Agency							
Constraints								

East Leeds

2090B Bullerthorpe Lane, Colton LS15 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	Desi	an	atı	ons

UDP Designations		
N32 Greenbelt	96.07	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	1.48	
N1A Allotments	0.00	
N5 Open Space	82.58	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	93.57	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	✓	
Sch. Ancient Mon.	1.00	

Core Strategy

Main Urban Area	3.93
Major Settlement	0.00
Minor Settlement	0.00
Overlaps Urban Extension	· •

% overlap

Regeneration Areas

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

2090B Bullerthorpe Lane, Colton LS15

Other Spatial Relationship

LCC ownership %	99.56
Nearest train station C	Cross Gates
Nearest train station distance (m)	2189.52
Nearest bus stop	13335
Nearest bus stop distance (m)	508.71
Agricultural classification	Grade 3
Overlaps SSSI	
Overlaps SEGI	✓
Overlaps LNA	✓
Overlaps LNR	
Overlaps Conservation Area	✓
Overlaps Listed Building	✓
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	✓
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	✓
Overlaps Pot. Contamination	✓
Overlaps Minerals Safeguarde	ed
Overlaps Minerals Safeguarded 100	m

2090B Bullerthorpe Lane, Colton LS15

Conclusions

Issues and Options Summary

Site 2090 has been split into 2. Site B is within the Green Belt and the majority of the site is designated as proposed greenspace (N5) on the existing UDP (See also greenspace section, page 22, question G10) and there is a Local Nature Area and Site of Ecological and Geological Importance within the site and three ancient monuments to the west. There are public footpaths running across the site and through to Temple Newsam, and important views across the estate. Significant highway concerns regarding accessibility and impact on local network.

Site affects others?

Sustainability summary

Significant negative - Access to green space, greenfield site and ecology. Minor negative - Access to education and health services, community participation, community cohesion (scale relative to settlement), landscape, local distinctiveness and, based on highways assessment, emissions, transport network and local needs met locally. Minor positive - Housing and flood risk.

Summary of reps

For Development

Against Development

Environmentally unsuitable for housing.

Green space must be kept green space

The site has environmental interest and should be protected.

Statutory

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

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site which includes a Local Nature Area and Site of Ecological and Geological Importance, and three ancient monuments to the west. Significant highway concerns regarding accessibility and impact on local network. There are public footpaths running across the site and through to Temple Newsam, and important views across the Estate. A large site which would significantly extend the settlement, and the site performs an important role in safeguarding from encroachment and the setting and special character of historic features.

2144A Cartmell Drive, Halton Moor

Site Details							
Easting	433909	Northing	433005	Site area ha	1.6	SP7	Main Urban Area Infill
HMCA East Leeds, Inner Area			Ward	Temple Ne	wsam		

Site Characteristics

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

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	

Descri	ption
2 23011	J J

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroahment

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

4. Preserve the setting and special character of historic towns

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

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

East Leeds

App Number

11/01258/LA

Proposal

Outline application for residential development

2144A Cartmell Drive, Halton Moor **SHLAA** conclusions Availability: Short (=<5 yrs) Suitability: Suitable Achievability: Medium (6-10yrs) Summary of infrastructure provider comments **Highways Agency** Impact Network Status **Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Ecology support Ecology boundary **Education comments** Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England **Planning History** Applications since 1/1/2009, covering more than 50% of the site

Decision

Α

% of site

100

2144A **Cartmell Drive, Halton Moor**

% overlap

Spatial relationships

UDP Designations	
N32 Greenbelt	0.00
N34 PAS	0.00
RL1 Rural Land	0.00
N1 Greenspace	50.28
N1A Allotments	0.00
N5 Open Space	0.00
N6 Playing Pitch	0.00
N8 Urban Green Corridor	50.28
CC Shopping Quarter	0.00
UDP City Centre	0.00
S2S6 Town Centre	0.00
Proposed Local Centre	0.00
Overlaps N37 SLA	
Sch. Ancient Mon.	0.00

Core	Strategy	

100.00	% overlap
0.00	
0.00	
~	
	0.00

% overlap

Regeneration Areas

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

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

Other Spatial Relationship

LCC ownership %	100.00
-----------------	--------

Nearest train station	(Cross Gates
Nearest train station distance ((m)	2778.07
Nearest bus s	top	8865
Nearest bus stop distance ((m)	27.29

Agricultural classification Urban

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

Overlaps Minerals Safeguarded 100m

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

East Leeds

2144A Cartmell Drive, Halton Moor

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

2144B Cartmell Drive, Halton Moor

Site Deta	Site Details							
Easting	433908	Northing	432729	Site area ha		5.7	SP7	Main Urban Area Infill
HMCA	HMCA East Leeds				Ward	Temple Nev	wsam	

Site Characteristics

Site type Greenfield

On-site land uses

Outdoor amenity and open space

Neighbouring land uses

Outdoor amenity and open space

Dwellings

Agriculture

Other land uses - None

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

Description

Grassed open space with some tree cover as part of Wykebeck Valley, flat site sloping down to the beck on the western boundary. Bounded by tree belts apart from to the north, with residential also to the east.

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

	3			
Would development lead to physical connection of settlements?				
Do features provide bound				
Coalescence Conclusion				

3. Assist in safeguarding the countryside from encroahment

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

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

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

Character Conclusion

East Leeds

2144B	Cartme	ell Drive, Halto	on Moor		
Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence					
SHLAA conc	lusions				
Availability:	Short (=<	:5 yrs)	Suitability:	Suitable	Achievability: Medium (6-10yrs)
Summary of	of infras	tructure prov	vider comments		
Highways A	gency				
Impact			Network Status		
Network Ra	il				
TOTAL RE					
Yorkshire W	/ater				
Treatment Wo					
Environmen	t Agency	,			
Constraints					
LCC					
Ecology suppo	ort				
Ecology bound	dony				
Lcology bourn	uai y				
Education con	nments				
Flood Risk					
Utilities					
Gas					
Electric					
Fire and Resci	ue				
T-1					
Telecoms					
Other English Herita	GO.				
Engiisii neiita	ye				
Natural Engla	nd				
zaza. a. zrigidi					

2144B	Cartmell Drive, Halton Moor			
App Number	r Proposal	Decision	% of site	

Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	98.81	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	99.14	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership	96.81	
Nearest train station	Cross Gates	
Nearest train station distance (m)		2931.35
Nearest bus stop		7827
Nearest bus stop distance ((m)	250.81

Agricultural classification Grade 3

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

Overlaps Minerals Safeguarded	
Overlaps Minerals Safeguarded 100m	

2144B Cartmell Drive, Halton Moor

Conclusions	
Issues and Options Summary	
Designated as greenspace (N1) on the preference. The site is part of a wide as the valley is wider at this point.	the existing UDP. Loss of greenspace has been considered in the round across the area and through local der area of greenspace to the west and development would not unacceptable encroach into this larger area
Site affects others?	
Sustainability summary	
Summary of reps	
Comments on phasing	
DPP Allocation	
Preferred housing allocation	

DPP Allocation Conclusion

Designated as greenspace (N1) on the existing UDP. Loss of greenspace has been considered in the round across the area and through local preference. The site is part of a wider area of greenspace to the west and development would not unacceptably encroach into this larger area as the valley is wider at this point.

2154 Seacroft Hospital (rear of)

Site Deta	ails						
Easting	435111	Northing	434343	Site area ha	18	SP7	Main Urban Area Infill
HMCA	East Leeds				Ward	Killingbeck	and Seacroft

Site Characteristics

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

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	No

_	
Descri	ntion
DESCHI	puon

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroahment

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

4. Preserve the setting and special character of historic towns

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

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

2154 Seacroft Hospital (rear of) **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) Parially meets bus and employment (40%) partially meets primary health and education & secondary education (5%) 3 Access comments Local network comments Congestion on A64 3 Total score Mitigation measures Highways site support Contingent on other sites Contingent on other sites **Highways Agency** Impact No material impact **Network Status** No objection, no mitigation required Assessment of cumulative impact with other sites needed **Network Rail** Yorkshire Water Treatment Works **Environment Agency** Constraints FZ1 over 1ha. See comments in our previous I&O consultation. LCC Not supported **Ecology support** Not supported (Red) - This site includes lowland mixed deciduous woodland at the western end a UK BAP priority habitat. Exclude a wide linking corridor along the western end of the site - this should be enhanced as a mixed habitat of lowland mixed deciduous woodland and grassland with scattered scrub. This site forms an important link between Primrose Valley and Killingbeck Fields LNRs. The western end of the proposed allocation

Ecology boundary

Supported with mitigation if Red hatched areas are excluded and boundary amended as per drawing RM/2154. Mitigation will still be required to ensure impacts on adjacent woodland and grassland are addressed. There are known bat roosts in the hospital site buildings to the north - bat

in particular should be retained as part of a wildlife corridor identified by WYE in 2010. This site supports a good range of red and amber list bird species including song thrush, starling, house sparrow, bullfinch and many more. The site also supports hedgehogs a UK BAP priority species.

2154 Seacroft Hospital (rear of)

activity surveys should be carried out to assess levels of commuting and foraging activity across the site, and ensure suitable wildlife corridors are

designed into any layout. **Education comments** Flood Risk Although in Flood Zone 1, special measures may apply to the surface water drainage, given the location of the site in relation to the Wyke Beck catchment. Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England

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

App Number Proposal Decision % of site

Spatial relationships

UDP 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	56.94	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

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

0.00	% overlap
	70 Overlap
0.00	
100.00	
0.00	
0.00	
0.00	
	100.00

Other Spatial Relationship

LCC ownership %	1.97
-----------------	------

2154 Seacroft Hospital (rear of)

Nearest train station	Cr	oss Gates
Nearest train station distance	(m)	1177.85
Nearest bus s	top	5382
Nearest bus stop distance	(m)	361.75
A!!!!		Lula a sa
Agricultural classificat	ion L	Jrban
Overlaps S	ccı	
· · · · · · · · · · · · · · · · · · ·		
Overlaps S		
Overlaps L	_NA	
Overlaps L	_NR	
Overlaps Conservation A	rea	
Overlaps Listed Build	ling	
Overlaps Strat. Employment bu	ffer	
Overlaps Public Right of V	Vay	✓
Overlaps SFRA Flood Z	one	
Overlaps EA Flood Z	one	
Overlaps HSE Major Haz	ard	
Overlaps HSE Gas Pipe	line	
Overlaps Pot. Contaminat	tion	<u></u>
Overlaps Minerals Safegu	uarde	d
Overlaps Minerals Safeguarded	100r	n

East Leeds

2154 Seacroft Hospital (rear of)

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
Summary of reps	
Any proposed building in this area alleviating the flooding issue. Against Development	be developed until a rail halt is built on the adjacent rail line. Especially at Thorpe Park should only be considered provided the run off was diverted down stream of the Dunhills estate thereby undie and Council Officers some time ago and a land swap was agreed and I was assured that no building sture.
Statutory	
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	433006	Northing	429425	Site area ha		3	SP7	Major Settlement Extension
HMCA East Leeds, Outer South		Ward	Rothwell					

Site Characteristics

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Storage

Other land uses - None

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

Description

Part of a flat agricultural field, and a small belt of trees in the south. Adjacent to the m1 to the north. Hedgerow and fields to east, industrial estate/storage yard to the south, and no boundary to the west.

Greenbelt Assessment

1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon develop	oment?	No
Would development result in an isolated development	nt?	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 and the undeveloped land?	urban area	No
Unrestricted Sprawl Conclusion High potential to I	lead to unrestricte	ed sprawl

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroahment

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

Encroachment Conclusion Site does not perform an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

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

Environment Agency

FZ1 over 1 ha, adjoins an Historic Landfill to the NE See comments in main text of our response

Constraints

3079 Bell Hill Industrial Estate, Rothwell

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

Green Belt site. Whilst the site would be contained by the motorway to the north and existing development to the south west surrounding uses are an industrial estate, so it is not considered suitable for a residential use.

SHLAA conclusions							
Availability: Unknown		Suitability:	Unsuitable	А	chievability:	Longterm (11+yrs)	
Summary of infrast	tructure provide	comments					
LCC Highways Comme	ents						
Public transport accessib	ility comments]					Rank (1-5)
4 buses per hour, Good a services	accessibility to emplo	yment, Part of s	ite (20%) acce	essibility to primary & s	econdary educa	tion and health	4
Access comments]					
requires adjacent site for	r access						3
Local network comments	S						
cumulative issues							3
Mitigation measures							Total score
							10
Highways site support]					
yes with adjacent site							
Contingent on other sites	S						
Contingent on other sites	S						
Highways Agency	nost re-	1.01.	No objection				
Impact No material important Potential for cumulative		work Status	No objection	aludad at paut alth a	on on next of D	thurs II /Outton alout	
Potential for cumulative	impact in combination	1 With Other Sites	s. II site still ill	ciuded at flext sift asse	ss as part or RC	triweii/Outtorr clust	ëI.
Network Rail							
VII-! W							
Yorkshire Water							
	emonroyd	ma navi davalen	mont Dovolo	ant that will connect t	a the public corr	vor evetom monde to	ho co
There is limited capacity ordinated with Yorkshire site. The forthcoming A YW's investment. It is painto account available se improvements it may be study	e Water's Asset Manag MP(6) will run from A articularly important t ewerage and WwTW o	pement Plans (AN pril 2015 to Marc hat sites which re apacity. If a dev	MP) to ensure that the chapter of the 2020. Phasing epresent a 10% eloper wants to	ne necessary infrastruc ng is one method used s or greater increase in b bring a site forward b	ture and capacit to ensure sites a population serv efore YW have o	y can be provided t are brought forward ed by the works sh completed any plan	o serve the I in line with ould take ned

LCC	1		
Ecology support	Supported		
Supported			
Ecology boundary			
Education comments			
Flood Risk			
Utilities			
Gas			
Electric			
LIECTITO			
Fire and Rescue			
	7		
Telecoms			
Other			
English Heritage			
Natural England			
Planning History	Applications since 1/1/2009, covering more than 50% of the site $\frac{1}{1}$		
App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations

ODI Designations		
N32 Greenbelt	99.64	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	
'		

Core Strategy

Main Urban Area	0.00
Major Settlement	1.00
Minor Settlement	0.00
Overlaps Urban Extension	~

% overlap

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.00
Nearest train station V	Voodlesford
Nearest train station distance (m)	3830.88
Nearest bus stop	782
Nearest bus stop distance (m)	282.17
Agricultural classification	Grade 2
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	✓
Overlaps Public Right of Way	✓
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<u>✓</u>
Overlaps Minerals Safeguard	ed
Overlaps Minerals Safeguarded 100	Om

Conclusions

Issues and Options Summary

Green Belt site. Whilst the site would be contained by the motorway to the north and existing development to the south west surrounding uses are an industrial estate, so it is not considered suitable for a residential use. Development would be dependent on the adjacent site coming forward for access requirements.

Site affects others?

Sustainability summary

Signiificant negative - Greenfield site. Minor negative - Access to education and health. Pollution. Minor positive - Housing, flood risk and, based on highways assessment, emissions, transport network and local needs met locally.

Summary of reps

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. Whilst the site would be contained by the motorway to the north and existing development to the south west surrounding uses are an industrial estate, so it is not considered suitable for a residential use. Development would be dependent on the adjacent site coming forward for access requirements.

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

Easting	439432	Northing	433345	Site area ha	5.8	SP7	Major Settlement Extension
HMCA East Leeds, Outer South East		Ward	Garforth an	d Swillington			

Site Characteristics

Site type Greenfield

On-site land uses

Agriculture

Plant and pond business

Neighbouring land uses

Agriculture

Other land uses - None

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

Description

The boundaries do not relate to existing features, cutting across open fields and a hedgerow. The south western part of the site contains a series of building, greenhouses, and ponds relating to a water plant and pond supply business. There are fields and farm buildings beyond.

Greenbelt Assessment

1. Check the unresticted sprawl of large built up areas

Would development lead to/cons	No
Would development result in an i	Yes
Is the site well connected to the	No
Would development round off the	No
Is there a good existing barrier b and the undeveloped land?	Yes
Unrestricted Sprawl Conclusion	cted sprawl

2. Prevent neighbouring towns from merging

_			
Would development lead	No		
Do features provide boun	atures provide boundaries to contain the development?		
Coalescence Conclusion	Coalescence Conclusion No merging but there is no defensible b		

3. Assist in safeguarding the countryside from encroahment

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

Encroachment Conclusion Site performs an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

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

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

Green Belt site. By itself the site is not well related to the settlement, but development could be considered if developed alongside sites 1100, 1044 or 3112. If these sites were put forward for development then this site would effectively round off the settlement. The boundaries do not relate to existing features.

SHLAA conclusions				
Availability: Unknown	Suitability:	LDF to determine	Achievability: Longterm (11+yrs)	
Summary of infrastructure provide	er comments			
LCC Highways Comments				
Public transport accessibility comments				Rank (1-5)
landlocked site and not all of site meets request, but crossing A642 would be potentially	uirements for prim difficult for pedes	ary/secondary education and he trians walking to local centre	ealth. Public Transport standards are	4
Access comments				
no frontage to highway, combine with adj sit	te			
				3
Local network comments				
local congestion/capacity issues and unclear	whether mitigatio	n is possible		
				2
				Total score
Mitigation measures the potential for mitigation needs to be cons	idered in conjunct	ion with adiacent sites		Total score
and potential for margation needs to be cons	idered in conjunct	ion min adjacom sites		9
Highways site support no				
Contingent on other sites				
yes				
Contingent on other sites				
yes				
Highways Agency		T		
Impact No material impact Ne	twork Status	No objection		
IIV a				
Network Rail				
Yorkshire Water				
Treatment Works Owlwood/Garforth				
There is capacity at Garforth for new develoy Yorkshire Water's Asset Management Plans forthcoming AMP(6) will run from April 2015 investment. It is particularly important that account available sewerage and WwTW capa improvements it may be possible for the devatudy.	(AMP) to ensure the to March 2020. Posites which representity. If a developed	ne necessary infrastructure and Phasing is one method used to e ent a 10% or greater increase in er wants to bring a site forward	capacity can be provided to serve the site ensure sites are brought forward in line win population served by the works should to before YW have completed any planned	th YW's ake into

Environment Agency

Constraints

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

LCC	
Ecology support	Supported with mitigation
Supported with mitigate of the drain. Water Vo	ation to protect and enhance the ponds and wet drains - primarily for Water Voles and retain a 20 metre buffer from both sides bles to consider.
Ecology boundary	
Education comments	
	156+2032+2091+3111(east area) + 1226 (outer NE area) = 2349 houses generates 587 primary and 235 secondary children. pol required, plus potentially land for expansion of existing schools.
Flood Risk	
Utilities	
Gas	
Electric	
Fire and Rescue	1
Tre drid Nesede	
Telecoms	
Other	1
English Heritage	
Natural England	1
tatarar 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	(
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core	Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	~	

% overlap

Rec	ieneratio	on Areas
1160	ici ici atit	JII AI Cas

overlap

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

Other Spatial Relationship

LCC ownership	%	0.00
Nearest train station		Garforth
Nearest train station distance	(m)	1252.32
Nearest bus s	top	12909
Nearest bus stop distance	(m)	354.04
Agricultural classifica	tion	Grade 3
Overlaps S	122	
Overlaps S		
Overlaps 5		
Overlaps		
Overlaps Conservation A		
Overlaps Listed Build		
Overlaps Strat. Employment bu		
Overlaps Public Right of \		✓
Overlaps SFRA Flood Z		
Overlaps EA Flood Z		
Overlaps HSE Major Haz		
Overlaps HSE Gas Pipe		
Overlaps Pot. Contamina		✓
•		
Overlaps Minerals Safeg		
Overlaps Minerals Safeguarded	100	m

Conclusions

Issues and Options Summary

Green Belt site. By itself the site is not well related to the settlement, but development could be considered if developed alongside sites 1100, 1044 or 3112. If these sites were put forward for development then this site would effectively round off the settlement.

Site affects others?

Sustainability summary

Significant negative - Greenfield site. Minor negative - Access to education, health and leisure. Community participation (based on access to services) and ecology. Minor positives - Housing, flood risk and based on highways assessment, emissions, transport network and local needs met locally.

Summary of reps

For Development

Against Development

Greenbelt

Site Boundary. It is an open site which is not visually contained. It is prominently located at the brow of the approach to Garforth. It is beyond the urban barrier of the A642. It is an isolated incursion into the Green Belt. It does not benefit from strong defensible barriers.

Traffic congestion/safety,development would massively increase already severely congested roads in Garforth, particularly Wakefield Road and Town End. The road traffic network in Garforth is not adequate to deal with additional traffic

Flooding/Drainage, there is already flooding, a situation that would be exacerbated if additional houses were built on natural soak aways Impact on character

Brownfield first

Pressure on local services

GP/Dentist full

Wildlife/biodiversity impact

What Garforth really needs is a natural parkland and the agricultural land borderi the Wakefield Road is ideal.

Wakefield Road, and it's junctions at Town End and Garforth Bridge are already congested, and additional traffic created from this development could easily lead to total gridlock at any time of the day.

Garforth is built on clay. Surface water drainage is generally poor due to the impervious clay, inadequate drainage system and extensive building on green space that once acted as natural soakaways. Despite living on hill and on a relatively high point my garden has, during the last decade, started flooding after heavy rain. This is as a direct result of the inadequate drainage of the relatively new buildings nearby. The areas of land off Wakefield Road and marked 3111, 3112, 1100, 1044 and 3113 are natural soakaways and I believe they should be coded red on your plan.

Development not suitable as would cause traffic problems at Town End junctions and inevitably more accidents

The fields stand upon old mine working and bell pits which sink from time to time.

Many roads around the town are 'one way' e.g. Church Lane and Barleyhill Road due to on street parking.

There will be no distinct end to Garforth, Barwick or Colton.

HS2 route

The proposed travellers' usage/site is completely unacceptable

The site is essential to provide physical separation between 2 distinct communities.

Insurance costs

Statutory

Metro

Green and Amber Sites within the Core Public Transport Network

Table 4 below contains sites that are classified as 'Sites which have potential to be allocated for housing' and 'Sites which have potential but issues or not as favoured as green sites' that fall within 400m of the current core bus network. The sites in this list are supported for housing growth. Site specific mitigation would be required but it is unlikely that substantial bus service provision would be required at these sites (based on the current public transport network). From a public transport perspective, we would encourage the prioritisation of these sites based on the proximity to the core public transport network and the bus service frequency levels.

Distance to Core Network (Centre of site)

Buses Per Hour Access to Primary Schools Access to Secondary Schools Access to Primary Health

348

4

Yes

Yes

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. Site is isolated and unrelated to the existing settlement, with incursion into the Green Belt. Major site 1232B to east of Garforth chosen on balance as a better site for development than the combined sites to the east/north of Garforth.

3118 Site to south of York Road, Seacroft

Site Details								
Easting	436397	Northing	436960	Site area ha	3.3	SP7	Main Urban Area Infill	
HMCA	East Leeds				Ward	Cross Gates and Whinmoor		

Site Characteristics

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Restaurants and Cafes

Other land uses - None

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

Description

Part of an undulating grassed field, and tree belt and scrub in the north and on the southern boundary.

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroahment

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

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

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

Character Conclusion

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

3118 Site to south of York Road, Seacroft

SHLAA conclusions				
Availability: Unknown	Suitability:	Unsuitable	Achievability: Medium (6-10yrs))
Summary of infrastructure provide	er comments			
LCC Highways Comments				
Public transport accessibility comments				Rank (1-5)
, ,				
				1
Access comments				
				4
				I
Local network comments				
				1
Mitigation measures				Total score
witigation measures				
				3
Highways site support				-
No, park and ride site that must be maintain	ed.			
Contingent on other sites				7
Contingent on other sites				_
				J
Highways Agency				
		No objection		
Potential for cumulative impact in combinati	on with other sites	s. If site still include	ed at next sift assess as part of East Leeds cluster.	
Network Rail				
Yorkshire Water				
Treatment Works Knostrop				
			elopment that will connect to the public sewer syste	
			enecessary infrastructure and capacity can be provi g is one method used to ensure sites are brought fo	
with YW's investment. It is particularly impo	ortant that sites wh	ich represent a 10%	6 or greater increase in population served by the w	orks should
			b bring a site forward before YW have completed an amount would be determined by a developer funde	
study.	reloper to provide t	continuutions. The	amount would be determined by a developer funde	u reasibility
Environment Agency				
Constraints				
FZ1 over 1 ha. See comments in main text	of our response.			
100				
LCC Not supported				
Ecology support Not supported	atlana hostt	the site and love!	d majored deciderary consultant a LUC DAD and 1911 L.	Stat and the
Cock Beck flows near the northern boundary		the Site are Lowlan	d mixed deciduous woodland a UK BAP priority hab	ntat and the

East Leeds

3118 Site to south of York Road, Seacroft Ecology boundary **Education comments** Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England

Spatial relationships

Planning History

App Number

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	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Proposal

Core Strategy		
Main Urban Area	100.00	%
Major Settlement	0.00	

overlap Minor Settlement 0.00 Overlaps Urban Extension **~**

Decision

% of site

Regeneration	Areas
--------------	-------

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

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

Other Spatial Relationship

LCC ownership %	84.91
-----------------	-------

3118 Site to south of York Road, Seacroft

Nearest train station	Cross Gates
Nearest train station distance (m)	2515.94
Nearest bus stop	13484
Nearest bus stop distance (m)	261.14
Agricultural classification	Grade 3
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	~
Overlaps Minerals Safeguard	led
Overlaps Minerals Safeguarded 100	Om

3118 Site to south of York Road, Seacroft

Conclusions

Issues and Options Summary

The site is within the urban area. It is allocated as a park and ride site on the existing UDP.

Site affects others?

Sustainability summary

Signficant negative - greenfield, ecology. Emissions and local needs met locally based on highways assessment. Minor negative - access to leisure, community participation (access to services) and cohesion (scale not in keeping with settlement). Transport network based on highways assessment. Minor positive - Access to education and heath, housing, access to green space and flood risk.

Summary of reps

Metro

Red Sites within the Core Public Transport Network

Table 5 below contains sites that are classified as 'Sites not considered suitable for allocation for housing' that fall within 400m of the current core bus network. From a public transport perspective, these sites (in principle) would be acceptable for housing development. For the larger sites, site specific mitigation would be required but it is unlikely that substantial bus service provision would be required at these sites (based on the current public transport network).

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

221 9 Yes

DPP Allocation

Comments on phasing

Not proposed as housing allocation

DPP Allocation Conclusion

The site is within the urban area but is allocated as a park and ride site on the existing UDP.

Site Deta	ails						
Easting	435062	Northing	438748	Site area ha	2.4	SP7	Main Urban Area Extension
HMCA	East Leeds,	Outer Nort	East Ward Cross Gates and Whinmoor		s and Whinmoor		

Site Characteristics

Site type | Mixed

On-site land uses

Restaurants and Cafes

Dwellings

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

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

Description

Public house with parking and beer garden/field area, plus residential property with large garden to the west, and includes part of petrol station on the eastern side of York Road (cuts across without logical boundary). Fields beyond, with tree belt to the east.

Greenbelt Assessment

1. Check the unresticted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroahment

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

Encroachment Conclusion Site does not perform an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacer	to conservation area/listed building/historical features?	No	
Can development	eserve this character?		
Character Conclusi	No effect on the setting and special character of history	oric features	

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

Green Belt site. Development of the site alone would represent an isolated island of development within Green Belt. However, development in conjunction with site 2062 would effectively round off the settlement pattern although the boundary would need adjustment.

SHLAA conclusions				
Availability: Unknown	Suitability	: LDF to determine	Achievability: Longterm (11+yrs))
Summary of infrastructure pro	vider comments			
LCC Highways Comments				
Public transport accessibility comments				Rank (1-5)
Core Strategy not fully met but limited l	ocal services. No foot	tways on Whin Moor Lane	s.	2
Access comments				
Long frontage give options for access. Wetherby Road would not be supported		ays would need to be crea	ated and possibly road widening. Access from	4
Local network comments				
Potential widening and footways needed	d to Whin Moor Lane.	Site will be adjacent to E	East Leeds Extension/East Leeds Orbital Road.	5
Mitigation measures				Total score
Widening and footway provision to Whir	n Moor Lane.			11
Highways site support				·
yes with milgation				
Contingent on other sites				
Existing Phase 3 East Leeds Eextension				
Contingent on other sites				
Existing Phase 3 East Leeds Eextension				
Highways Agency				
Impact No material impact	Network Status	No objection		
n/a				
Network Rail				
Vorkshire Water				

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

Environment Agency

Treatment Works

Constraints

study.

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

Knostrop

LCC	
Ecology support	Supported with mitigation
Supported with miti	gation to protect and enhance the scrub and pond for amphibians on the east area of the site.
Ecology boundary	
Education comments	S
East Leeds Extensio discussions with pla	on – 7000 houses plus sites 2062, 3119, 282, 1297, 2086, 2039 generates 1,750 primary and 700 secondary children. Already in nnners and developers re. new primary and secondary school provision.
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
	Proposal Decision % of site

Spatial relationships

UDP Designations		
N32 Greenbelt	99.43	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.55	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	V	

% overlap

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.00
Nearest train station Cro	oss Gates
Nearest train station distance (m)	4471.28
Nearest bus stop	5720
Nearest bus stop distance (m)	97.08
Agricultural classification G	rade 3
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	✓
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	✓
Overlaps Minerals Safeguarded	
Overlaps Minerals Safeguarded 100m	V

Conclusions

Issues and Options Summary

Green Belt site. Development of the site alone would represent an isolated 'island' of development within Green Belt. However, development in conjunction with site 2062 would effectively 'round off' the settlement pattern. Existing uses within the site including a public house and residential properties to the west and east.

Site affects others?

Sustainability summary

Significant negative - Access to green space and greenfield sites. Minor negative - Access to health and leisure, ecology and, based on highways assessment, emissions, transport network and local needs met locally. Minor positive- Housing and flood risk.

Summary of reps

Anti

Our obvious concerns are traffic, services, density and listed buildings, especially Red Hall and its ancillary buildings, including dove cote, etc. Road infrastructure is not good enough to cope with this increase in traffic Greenbelt, Site size

Metro

Amber Sites outside the Core Public Transport Network

Table 2 below contains sites that are classified as 'Sites which have potential but issues or not as favoured as green sites' but fall outside 400m of the current core bus network. Consideration needs to be given to if this site would be able to meet the LDF public transport accessibility requirements should housing be brought forward. We are 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 Schools

Access to Primary Schools

Access to Secondary Schools

Access to Primary Schools

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site containing existing public house, with residential properties to the west and east. Development would be in conjunction with site 2062 and would effectively 'round off' the settlement pattern. However, do not want to promote new development directly outside the East Leeds Orbital Road; this principle is established all along its route. Existing use on site would still have the potential for a conversion/redevelopment in line with Green Belt policies.

3219 Ash Tree Grove, (PFI F) LS14

Site Details							
Easting	436848	Northing	436083	Site area ha	0.3	SP7	Main Urban Area Infill
HMCA	East Leeds		Ward	Cross Gate	s and Whinmoor		

Site Characteristics

Site type Brownfield

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	No

Description

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroahment

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

4. Preserve the setting and special character of historic towns

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

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

3219 Ash Tree Grove, (PFI F) LS14 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
14/9/00142/MOD	13 houses NON MATERIAL AMENDMENT to 13/03635/FU: Velux window to rear of Moseley Housetype	M01	87

3219 Ash Tree Grove, (PFI F) LS14				
10/04596/COND	Consent, agreement or approval required by conditions 20 and 21 of Planning Application 32/446/03/OT		100	
09/9/00069/MOD	Laying out of car parking areas and landscaping to housing estateNON MATERIAL AMENDMENT: Re-routing of the health trail due to development sites		100	
14/03248/COND	Consent, agreement or approval required by conditions 3, 4, 5, 6, 9, 10, 11, 12, 15, 17 and 19 of Planning Application 13/03635/FU		87	
13/03635/FU	13 houses	Α	87	

Spatial relationships

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

Core S	trategy

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

Regeneration Areas

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

Other Spatial Relationship

99.97	LCC ownership %
Cross Gates	Nearest train station
1730.78	Nearest train station distance (m)
10348	Nearest bus stop
229.07	Nearest bus stop distance (m)
Urban	Agricultural classification
	Overlaps SSSI
	Overlaps SEGI
	Overlaps LNA
	Overlaps LNR
	Overlaps Conservation Area
	Overlaps Listed Building
	Overlaps Strat. Employment buffer
	Overlaps Public Right of Way

Overlaps Pot. Contamination	✓
Overlaps Minerals Safeguarded	
Overlaps Minerals Safeguarded 100m	

Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline

3219 Ash Tree Grove, (PFI F) LS14

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
Summary of reps	
outlined y of rops	
Comments on phasing	
1 3	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
	planning permission or existing UDP allocation. Principle of residential development accepted

3227 Naburn Approach, LS14

Site Details							
Easting	435965	Northing	437932	Site area ha	0.4	SP7	Main Urban Area Infill
HMCA	ICA East Leeds Ward Cross Gates and Whinmoor						

Site Characteristics

Sito typo	Prownfield
Site type	Brownfield

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	No

_	
Descri	ntion
DESCHI	puon

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroahment

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

4. Preserve the setting and special character of historic towns

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

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

3227 Naburn Approach, LS14 **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	y Applications since 1/1/2009, covering more than 50% of the site			
App Number	Proposal	Decision	% of site	
10/02310/COND	Consent, agreement or approval required by conditions 3, 4, 5, 6, 7, 8, 9, 10, 16, 28, 29, 30, 32 and 33 of Planning Application 09/04481/FU	SPL	100	

3227 Naburn Approach, LS14					
09/04481/FU	Twelve 3 bedroom sem	Α	100		
10/03805/COND	Consent, agreement or approval required by conditions 4, 5 and 6 of Planning Application 09/04481/FU	R	100		
10/02429/COND	Consent, agreement or approval required by conditions 18, 19, 20, 21, 22 and 23 of Planning Application 09/04481/FU	SPL	100		

Overlaps Urban Extension

Spatial relationships

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

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

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

Other Spatial Relationship

0.00	LCC ownership %		
Cross Gates	Nearest train station		
3500.31	Nearest train station distance (m)		
7309	Nearest bus stop		
96.71	Nearest bus stop distance (m)		
Crada 2	A ami a ultura l'algonification		
Graue 3	Agricultural classification		
	Overlaps SSS		
	•		
	Overlaps SEG		
	Overlaps LNA		
	Overlaps LNF		
	Overlaps Conservation Area		
	Overlaps Listed Building		
	Overlaps Strat. Employment buffer		
	Overlaps Public Right of Way		
	Overlaps SFRA Flood Zone		
	Overlaps EA Flood Zone		
	Overlaps HSE Major Hazard		
	Overlaps HSE Gas Pipeline		
✓	Overlaps Pot. Contamination		
ded	Overlans Minerals Safeguar		

Overlaps Minerals Safeguarded 100m

3227 Naburn Approach, LS14

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

4123 York Road / Selby Road

Site Deta	ails							
Easting	434018	Northing	434090	Site area ha		0.9	SP7	Main Urban Area Infill
HMCA East Leeds, Inner Area			Ward	Killingbeck	and Seacroft			

Site Characteristics

Site type Brownfield

On-site land uses

Vacant land

Neighbouring land uses

Dwellings

Outdoor amenity and open space

Transport tracks and ways

Other land uses - None

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

Description

Site is in a state of dereliction and is overgrown. Although surrounded by road and railway, considerable residential exists. The site adjacent is also used for residential.

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

Would development lead		
Do features provide bound		
Coalescence Conclusion		14

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

4123 York Road / Selby Road Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence **SHLAA** conclusions Availability: Short (=<5 yrs) Suitability: Suitable Achievability: Medium (6-10yrs) Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) 4buses per hour, 100% employment, primary, secondary and health 5 Access comments Access not ideal however, given existing previous use of site a small development would be ok. However, alterations to signals 4 required to facilitate access Local network comments No known issues with capacity 5 Total score Mitigation measures Alterations to signals to facilitate access. 14 Highways site support Yes with mitigation Contingent on other sites Contingent on other sites **Highways Agency** Impact No material impact **Network Status** No objection **Network Rail** Yorkshire Water Treatment Works Knostrop Knostrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study. **Environment Agency** Constraints

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

4123 York Road / Selby Road

LCC	
Ecology support	Supported with mitigation
Supported with mitigate Bridge access road) to trees.	ition (Amber) provided that a scheme is brought forward to protect and enhance the eastern 20 metres of the site (Killingbeck binclude deculverting the Wyke Beck - and plant the adjacent 20 metre buffer from the Wyke Beck with native shrubs and
Ecology boundary	
Education comments	
Flood Risk	
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
Other	
English Heritage	
Natural England	
Diamaina History	Applications since 1/1/2000, savering more than 50% of the site

App Number	Proposal	Decision	% of site
09/00058/FU	Detached security hut with attached store and detached store to vacant site		71
14/03960/OT	Outline application for commercial A1/A3/A5 units and residential development of 20 flats (C3)		75

Spatial relationships	
UDP Designations	Core Strategy

4123 York Road / Selby Road

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

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

Regeneration Areas

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

Other Spatial Relationship

-	_
LCC ownership %	4.63
Nearest train station Cre	oss Gates
Nearest train station distance (m)	2294.16
Nearest bus stop	8659
Nearest bus stop distance (m)	76.96
Agricultural classification U	rban
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	✓
Overlaps EA Flood Zone	✓
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	✓
Overlaps Minerals Safeguarded	
Overlaps Minerals Safeguarded 100m	1

4123 York Road / Selby Road

Conclusions

Issues and Options Summary

Brownfield site, suitable in principle for residential development. Some Highway concerns re access, but given former use and small scale of development that could be accommodated an acceptable solution is likely to be available.

Site affects others?

Sustainability summary

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

Summary of reps

Pro - Viable and available

Metro

Green and Amber Sites within the Core Public Transport Network

Table 4 below contains sites that are classified as 'Sites which have potential to be allocated for housing' and 'Sites which have potential but issues or not as favoured as green sites' that fall within 400m of the current core bus network.

The sites in this list are supported for housing growth.

Site specific mitigation would be required but it is unlikely that substantial bus service provision would be required at these sites (based on the current public transport network)

From a public transport perspective, we would encourage the prioritisation of these sites based on the proximity to the core public transport network and the bus service frequency levels.

Distance to Core Network (Centre of site)

Buses Per Hour

Access to Primary Schools

Access to Secondary Schools

Access to Secondary Schools

Access to Primary Schools

Yes

Yes

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

Brownfield site, suitable in principle for residential development. Some Highway concerns regarding access, but given former use and small scale of development that could be accommodated an acceptable solution is likely to be available.

4170 Whinmoor Lane, Shadwell

C:1-	Detail	_
SITE	Detail	ς.

Easting	434927	Northing	438850	Site area ha	1.5	SP7	Main Urban Area Extension
HMCA	East Leeds,	Outer Nortl	h East		Ward	Harewood	

Site Characteristics

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Horticultural nursery

Public house

Other land uses - None

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

Description

Two agricultural fields separated by a hedgerow and bounded by hedgerows, with individual dwellings beyond.

Greenbelt Assessment

1. Check the unresticted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	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?	

Encroachment Conclusion Site performs an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to	No			
Can development pres	erve this character?			
Character Conclusion No effect on the setting and special character of historic features				

Ecology support

Supported with mitigation

4170 Whinmoor Lane, Shadwell

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence Would be isolated development unrelated to any 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 Rank (1-5) Meets primary education only 1 Access comments Direct Access from Whin Moor Lane possible Local network comments Whin Moor Lane is a remote, narrow country lane with no footways, unsuitable for development 1 Total score Mitigation measures 6 Highways site support No Contingent on other sites Contingent on other sites **Highways Agency** Impact No material impact **Network Status** No objection, no mitigation required **Network Rail** Yorkshire Water Treatment Works **Environment Agency** Constraints FZ1 over 1ha. See comments in our previous I&O consultation. LCC

Supported with mitigation (Amber) - hedgerows to retain and mitigate for otherwise acceptable. Hedgerows within and around the site are a UK BAP habitat. Retain and/or include hedgerows with boundaries between dwellings using locally native species.

4170 Whinmoor Lane, Shadwell Ecology boundary **Education comments** Flood Risk Flood Zone 1 Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England **Planning History** Applications since 1/1/2009, covering more than 50% of the site **App Number** % of site **Proposal** Decision

Spatial relationships

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

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

~

Overlaps Urban Extension

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

Other Spatial Relationship

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

4170 Whinmoor Lane, Shadwell

Nearest train statio	n Cr	ross Gates
Nearest train station distanc	e (m)	4607.63
Nearest bus	stop	5720
Nearest bus stop distanc	e (m)	264.92
Agricultural classific	ation	Grade 3
Overlaps	SSSI	
Overlaps	SEGI	
Overlap	s LNA	
Overlap	s LNR	
Overlaps Conservation	Area	
Overlaps Listed Bu	ilding	
verlaps Strat. Employment I	ouffer	
Overlaps Public Right of	Way	
Overlaps SFRA Flood	Zone	
Overlaps EA Flood	Zone	
Overlaps HSE Major H	azard	
Overlaps HSE Gas Pi	eline	
Overlaps Pot. Contamir	ation	
Overlaps Minerals Safe	guarde	d
Overlaps Minerals Safeguard	ed 100n	n 🗸

4170 Whinmoor Lane, Shadwell

Conclusions	
Issues and Options Summary	
Would be isolated development unre	elated to any settlement.
Site affects others?	
No	
Sustainability summary	
Summary of reps	
Comments on phasing	
DPP Allocation	
Not proposed as housing allocation	
DPP Allocation Conclusion	
	an unacceptable impact on the Green Belt in terms of unrestricted sprawl and safeguarding the
countryside from encroachment. Do established all along its route.	not want to promote new development directly outside the East Leeds Orbital Road; this principle is

4174 Sandleas Way, Crossgates

Site Details								
Easting	437694	Northing	434849	Site area ha		3.1	SP7	Main Urban Area Infill
HMCA East Leeds					Ward	Cross Gates	s and Whinmoor	

Site Characteristics

Site type Brownfield

On-site land uses

Manufacturing and Wholesale

Neighbouring land uses

Manufacturing and Wholesale

Dwellings

Agriculture

Other land uses - None

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

Description

Brownfield site of separate plots within a larger industrial estate, containing a number of large shed type buildings, hardstanding, and storage. Estate bounded by residential to the north, and fields (future East Leeds Extension) to the east.

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

_		
Would development lead		
Do features provide bound		
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

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

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

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

Character Conclusion

Overall Conclusion from assessment ag	gainst all 4 purposes of green belt a	and essential
characteristics of openness and perma	nence	
SHLAA conclusions		
Availability: Short (=<5 yrs)	Suitability: Suitable	Achievability: Medium (6-10yrs)
Summary of infrastructure provide	er comments	
LCC Highways Comments		
Public transport accessibility comments		Rank (1-
Meets primary health andsecondary education	on	
		2
Access comments		
Existing access points ok		
		5
Local network comments		
Manston Lane link , query correct location fo	or housing with mix	
		3
Mitigation measures		Total sco
Manston Lane link		
		10
Highways site support Yes with mitigation.		
res with mitigation.		
Contingent on other sites		
3		
Contingent on other sites		
Highways Agency		
· ·	etwork Status No objection, no miti	igation required
Assessment of cumulative impact with other	r sites needed	
Network Rail		
Yorkshire Water		
Treatment Works		
Treatment works		
Environment Agency Constraints		
OUTSTINITED		
	s I&O consultation	
FZ1 over 1ha. See comments in our previou	s I&O consultation	
FZ1 over 1ha. See comments in our previou LCC Ecology support Supported	s I&O consultation	

4174	Sandleas Way, Crossgates
Ecology bo	indary
Education	omments
Flood Risk	
Flood Zone	1
Utilities	
Gas	
Electric	
Fire and Re	scue
Telecoms	
TCICCOTTIS	
Other	
English He	tage
Natural Eng	land
ivaturai Eli	
	lictory Applications since 1/1/2000, covering more than 50% of the site
Illannina	HICKORY (ADDITIONS CINCO 1/1//AIAI) COVORING MORO than KIV. At the cite

Planning History Applications since 1/1/2009, covering more than 50% of the site						
App Number	Proposal	Decision	% of site			
10/9/00074/MOD	Extension to warehouse and laying out of secure floodlights to trailer park and depotNON MATERIAL AMENDMENT: Amendments to elevational treatment of warehouse office refurbishment. Amendments to parking layout and access arrangements.	M01	85			
12/9/00067/MOD	Extension to warehouse and laying out of secure floodlights to trailer park and depot NON MATERIAL AMENDMENT to 32/141/05/FU:Creation of a landscape zone between the service yard and car parking area		85			
09/04909/COND	Consent, agreement or approval required by conditions 3, 4, 9, 11, 13, 14, 16 and 17 of Planning Application 32/141/05/FU	INT	85			

Spatial relationships	
UDP Designations	Core Strategy

4174 Sandleas Way, Crossgates

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

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

Regeneration Areas

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

Other Spatial Relationship

Other Spatial Kelationship				
LCC ownership %	0.22			
No anathrain station	0-4			
	ss Gates			
Nearest train station distance (m)	1466.79			
Nearest bus stop	11577			
Nearest bus stop distance (m)	123.91			
Agricultural classification Gr	ade 3			
Overlana 2221				
Overlaps SSSI				
Overlaps SEGI				
Overlaps LNA				
Overlaps LNR				
Overlaps Conservation Area				
Overlaps Listed Building				
Overlaps Strat. Employment buffer				
Overlaps Public Right of Way	\Box			
Overlaps SFRA Flood Zone	$\overline{\Box}$			
Overlaps EA Flood Zone	$\overline{\Box}$			
Overlaps HSE Major Hazard	\Box			
Overlaps HSE Gas Pipeline				
Overlaps Pot. Contamination				
Overlaps Minerals Safeguarded				
Overlaps Minerals Safeguarded 100m				

4174 Sandleas Way, Crossgates

Conclusions

Issues and Options Summary

Brownfield site - Made up of 4 different plots which when taken into account with adjoining sites 4212 and 5003 are suitable in principle for housing. The surrounding sites 1297, 282, (green) 281 and 779 (lime green) mean this area is rapidly changing into a residential area which when all of these sites developed it will no longer be suitable, likely viable or attractive to keep these remaining sites as employment/industry. It should be noted that there are several small sites which remain pepper potted even if all above sites are allocated housing.

Site affects others?

yes - Made up of 4 different plots which when taken into account with adjoining sites 4212 and 5003 (new sites proposed green) are suitable in principle for housing. The surrounding sites 1297, 282, (green) 281 and 779 (lime green) mean this area is rapidly changing into a residential area which when all of these sites developed it will no longer be suitable, likely viable or attractive to keep these remaining sites as employment/industry. It should be noted that there are several small sites which remain pepper potted even if all above sites are allocated housing.

Sustainability summary		
Summary of reps		
Comments on phasing		
DPP Allocation		
Not proposed as housing allocation		
DPP Allocation Conclusion		

Brownfield site in the Main Urban Area - Made up of 4 different plots. Preference to retain these sites as employment/industry.

4191 Land At Brooksbank Drive, Halton

Site Details							
Easting	435060	Northing	433541	Site area ha	0.2	SP7	Main Urban Area Infill
HMCA	HMCA East Leeds			Ward	Temple Ne	wsam	

Site Characteristics

Sito typo	Prownfield
Site type	Brownfield

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	No

Descri	ntion
DESCHI	puon

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary	between site and urban area	
Does the site provide acces	s to the countryside	
Does the site include local/	national nature conservation areas (SSSIs	
Areas of protected/unprote	cted woodland/trees/hedgerows?	
Site includes Grade 1, Grad	e 2 or Grade 3a agricultural land?	
Does the site contain buildi	ngs	
Are these buildings used fo	r agricultural purposes?	
Encroachment Conclusion		

4. Preserve the setting and special character of historic towns

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

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

App Number

14/02101/RM

Proposal

6No. dwellings (3 Terraces houses, 1No. pairs of semi-

detached properties (1No. detached dwellings)

4191 Land At Brooksbank Drive, Halton **SHLAA** conclusions Availability: Short (=<5 yrs) Achievability: Short (=<5yrs) Suitability: Suitable Summary of infrastructure provider comments **Highways Agency** Impact Network Status **Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Ecology support Ecology boundary Education comments Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England **Planning History** Applications since 1/1/2009, covering more than 50% of the site

Decision

Α

% of site

100

4191 Lan	d At Brooksbank Drive, Halton			
14/00968/COND	Consent, agreement or approval by conditions 10 and 11 of Planning Application 12/03499/LA		100	
12/03499/LA	Outline application for residential development	Α	100	

Spatial relationships

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

97.95	LCC ownership %	
Cross Gates	Nearest train station	
1522.57	Nearest train station distance (m)	
6402	Nearest bus stop	
51.77	Nearest bus stop distance (m)	
Urban	Agricultural classification	
	Overlaps SSSI	
	Overlaps SEGI	
	Overlaps LNA	
	Overlaps LNR	
	Overlaps Conservation Area	
	Overlaps Listed Building	
	Overlaps Strat, Employment buffer	

Overlaps Strat. Employment burier			
Overlaps Public Right of Way			
Overlaps SFRA Flood Zone			
Overlaps EA Flood Zone			
Overlaps HSE Major Hazard			
Overlaps HSE Gas Pipeline		$\overline{\Box}$	
Overlaps Pot. Contamination		✓	
Overlaps Minerals Safeguarde	d		
Overlaps Minerals Safeguarded 100r	n		

O TOTAPO ZITI	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	
Overlaps Minerals Safeguarded	
Overlaps Minerals Safeguarded 100m	1

4191 Land At Brooksbank Drive, Halton

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
outamazini, oummary	
C	
Summary of reps	
Comments on phasing	
LG PP	
DPP Allocation	
Identified housing site	
DDD Allegation Constants	
DPP Allocation Conclusion	
Site with current or recently expired	planning permission or existing UDP allocation. Principle of residential development accepted

4212 Manston lane, Cross Green

Site Det	Site Details								
Easting	437791	Northing	434685	Site area ha	4.2	SP7	Main Urban Area Infill		
HMCA	East Leeds				Ward	Cross Gates and Whinmoor			

Site Characteristics

Site type Brownfield

On-site land uses

Manufacturing and Wholesale

Neighbouring land uses

Manufacturing and Wholesale

Agriculture

Other land uses - None

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

Description

Brownfield site of a plot on the eastern edge of a larger industrial estate, containing a number of large shed type buildings and access/hardstanding. Adjacent to fields (future East Leeds Extension) to the east.

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

_		
Would development lead		
Do features provide bound	daries to contain the development?	
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

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

Encroachment Conclusion

4. Preserve the setting and special character of historic towns

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

Character Conclusion

4212	Manston lane, Cross (Green			
Overall Co characteri	nclusion from assessment a stics of openness and perm	against all 4 purpo lanence	oses of green belt a	and essential	
SHLAA cor	nclusions				
Availabilit	y: Medium (6-10yrs)	Suitability:	Suitable	Achievability:	Medium (6-10yrs)
Summary	y of infrastructure provi	der comments			
LCC Highv	vays Comments				
Public trans	port accessibility comments				Rank (1-5
Meets prima	ary health andsecondary educat	tion			
					2
Access com	ments				
Existing acc	ess points ok				
					5
	ork comments				
Manston La	ne link , query correct location	for housing with mix			
					3
Mitigation n	neasures				Total scor
Manston La					10
					10
Highways s	ite support				
Yes with mi					
Contingent	on other sites				
Contingent	on other sites				
	on outer once				
Highways	Agency				
•	material impact t of cumulative impact with oth		No objection, no miti	igation required	
Assessmen	t of cumulative impact with oth	er sites needed			
Network F	Rail				
Yorkshire					
Treatment \	VVOFKS				
	_				
	ent Agency				
Constraints FZ1 over 1h	na. See comments in our previo	ous 1&O consultation			
. 2. 0001 11	a. 300 dominonts in our previo	Tao consultation			
LCC					
Ecology sup					
Supported -	 Great crested newts within 15 	0m, but the propose	ed allocation site is jud	dge to offer little habitat for this	species.

4212 Manston lane, Cross Green

Ecology boundary	
Education comments	
Flood Risk	
Flood Zone 1	
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
Other	
English Heritage	
Notional Complement	
Natural England	

Planning History Applications since 1/1/2009, covering more than 50% of the site						
App Number	Proposal	Decision	% of site			
09/9/00200/MOD	Alterations and extension to form new entrance area to factoryNON MATERIAL AMENDMENT: Height increase in lift shaft to accommodate lift mechanism.	M01	97			
09/03356/COND	Consent, agreement or approval required by condition 2 of Planning Application 08/06279/FU	Α	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		
Sch. Ancient Mon.	0.00	

Core Strategy	

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

Regeneration Areas

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

4212 Manston lane, Cross Green

Other Spatial Relationship

LCC ownership %	0.00
Nearest train station (Cross Gates
Nearest train station distance (m)	1525.43
Nearest bus stop	11156
Nearest bus stop distance (m)	281.74
Agricultural classification	Grade 3
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	✓
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	✓
Overlaps Minerals Safeguard	ed
Overlaps Minerals Safeguarded 100)m

4212 Manston lane, Cross Green

Conclusions

Issues and Options Summary

Brownfield site - when taken into account with adjoining sites 4174 and 5003 are suitable in principle for housing. The surrounding sites 1297, 282, (green) 281 and 779 (lime green) mean this area is rapidly changing into a residential area which when all of these sites developed it will no longer be suitable, likely viable or attractive to keep these remaining sites as employment/industry. It should be noted that there are several small sites which remain pepper potted even if all above sites are allocated housing.

Site affects others?

Brownfield site - when taken into account with adjoining sites 4174 and 5003 are suitable in principle for housing. The surrounding sites 1297, 282, (green) 281 and 779 (lime green) mean this area is rapidly changing into a residential area which when all of these sites developed it will no longer be suitable, likely viable or attractive to keep these remaining sites as employment/industry. It should be noted that there are several small sites which remain pepper potted even if all above sites are allocated housing.

ooveral elitali elitee viilleli remaiii popi	or pottod event an above enter an evaluating.
Sustainability summary	
Summary of reps	
Comments on phasing	
DPP Allocation	
Not proposed as housing allocation	
DPP Allocation Conclusion	

Brownfield site in the Main Urban Area. Preference to retain site as employment/industry.

4219 Austhorpe

Site Deta	Site Details							
Easting	437699	Northing	433496	Site area ha	1.3	SP7	Main Urban Area Infill	
HMCA East Leeds, Outer South East		Ward	Garforth ar	nd Swillington				

Site Characteristics

On-site land uses

Other

Neighbouring land uses

Site type Greenfield

Other land uses - None

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

Description

Land is currently divided into seven parcel s of land (six of which) classified as private residential gardens (substantial in size) with hedge tree cover (no current TPOs) across the site. Access to come from the employment (Thorp Park)

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

. 3 .	
Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

•		
Would development lead t		
Do features provide bound		
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

A CONTRACTOR OF THE CONTRACTOR			
Strong defensible boundary	between site and urban area		
Does the site provide access	s to the countryside		
Does the site include local/	national nature conservation areas (SSSIs		
Areas of protected/unprote			
Site includes Grade 1, Grad			
Does the site contain buildings			
Are these buildings used fo			
Encroachment Conclusion			

4. Preserve the setting and special character of historic towns

	•	
Site within/adjacent to		
Can development pres	erve this character?	
Character Conclusion		

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

4219	Austhorpe					
SHLAA con	clusions					
Availability	r: Short (=<5 yrs)	Suitability:	Suitable	Achievabilit	y: Short (=<5yrs)	
Summary	of infrastructure pr	ovider comments				
Public transp	ays Comments out accessibility comment ards except 50% Seconda					Rank (1-5)
Access comr	nents					
Vehicular acc	cess OK, poor pedestrian o	connectivity				3
Local networ	k comments					
Ok for scale	of development					4
Mitigation m	easures					Total score
	ccess improvements					12
Highways sit	re support					
Yes		·				
Contingent of	on other sites					
Contingent of	on other sites					
Highways						
Impact No	material impact	Network Status	No objection, no r	nitigation required		
Network R	oil .					
Network R	all					
Yorkshire \	Nater					
Treatment W						
Environme	nt Agency					
Constraints						
FZ1 over 1ha	a. See comments in our p	revious I&O consultation.	.Ordinary watercou	rse meeting west and southern	boundary of site	
LCC						
Ecology supp	oort Supported with	mitigation				
Supported w found separa invertebrates	vith mitigation (Amber) - r ating the gardens on this particular in the particular i	mitigation required to ens proposed allocation - the e form of locally native s	se will provide goo pecies hedgerows	dgerows is addressed. Hedgero d habitat for a variety of wildlif and scrub planting - retain som chaeological Advisory Service.	e including birds, am	hibians and
Ecology bour	ndary					

Fast Leeds

East Leet			
4219	Austhorpe		
Education c	omments		
Flood Risk			
Flood Zone	1		
Utilities			
Gas			
Electric			
Fire and Re	scue		
Telecoms			
Other			
English Her	itage		
Natural Eng	yland		
ivatarar Eng			

Planning History	Applications since 1/1/2009, covering more than 50% of the site			
App Number	Proposal	Decision	% of site	
14/01224/FU	Laying out of access road and erect 14 dwellings	Α	96	

Spatial relationships

UDP Designations

obr besignations		
N32 Greenbelt	0.00	0/ overlap
N32 Greenbert	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	100.00
Major Settlement	0.00
Minor Settlement	0.00
Overlaps Urban Extension	V

% overlap

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %

4219 Austhorpe

Nearest train station	Cr	oss Gates
Nearest train station distance ((m)	1704.59
Nearest bus st	top	2129
Nearest bus stop distance ((m)	131.36
Agricultural classificati	ion	Grade 3
Overlaps SS	SSI	
Overlaps SE	EGI	
Overlaps L	.NA	
Overlaps L	.NR	
Overlaps Conservation A	rea	
Overlaps Listed Build	ing	
Overlaps Strat. Employment buf	ffer	✓
Overlaps Public Right of W	Vay	
Overlaps SFRA Flood Zo	one	
Overlaps EA Flood Zo		
Overlaps HSE Major Haza		
Overlaps HSE Gas Pipel	ine	
Overlaps Pot. Contaminat	ion	✓
Overlaps Minerals Safegu	ıarde	d
Overlaps Minerals Safeguarded	100n	n 🗌

4219 Austhorpe

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
, ,	
Summary of reps	
outilitially of reps	
Comments on phasing	
DPP Allocation	
Preferred housing allocation	
DPP Allocation Conclusion	
Infill site which consists of a number Acceptable in principle.	r of large private residential gardens, with hedges and tree cover. Access would be from Thorp Park.

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

Easting	439366	Northing	433525	Site area ha	14.4	SP7	Major Settlement Extension
HMCA East Leeds, Outer South East			Ward	Garforth an	d Swillington		

Site Characteristics

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Outdoor amenity and open space

Dwellings

Other land uses - None

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

Description

The land is currently farmed (pastural) and would provide a more logical larger boundary to site 3111 following exisiting hedgrows/field boundaries (within which are some trees). To the west is Barrowby Hall (listed building) and wider Recreation/tourism allocation in the UDP. To the south and east are existing agricultural fields and farm buildings (sites 3111/3112/5012/1100/1044). No direct road frontage - Barrowby Lane at this point is a farmers track.

Greenbelt Assessment

1. Check the unresticted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

•	5 5		
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		e the green belt gap	

3. Assist in safeguarding the countryside from encroahment

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

Encroachment Conclusion Site performs an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?		Yes	
	Can development preserve this character?	Yes	
	Character Conclusion Marginal offset on the setting & special character could	d he mitigated agains	t through appropriate detailed design

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

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

If brought forward on its own this site would constitute isolated development, unconnected to the main built up area of Garforth. There is potential for the site to be considered as rounding off the settlement if adjacent sites to the south are also developed, although this would be a significant incursion into the Green Belt. The development of the site could bring the settlement of Garforth significantly closer to the Main Urban Area of Leeds if site 2086 is developed. However, the risk of coalesence is reduced by strong barriers (motorway/tree belts) and changes in land levels.

Availability: Longlerm (+11yrs) Suitability: LDF to determine Achievability: Medium (6-10yrs) Summary of infrastructure provider comments C.C. Highways Comments Public transport accessibility comments Rank (1-5) Falls to meet standards 1 Access comments Coccess possible onto Barrowby Lane or A642 with improved access roads 3 Cocal network comments Fown End signals congestion and elsewhere 2 Additional network comments Fown End signals congestion and elsewhere 6 Initiative site support For total score 6 Access accomments Contingent on other sites Contingent on other sites Likely to require significant physical mitigation Assessment of cumulative impact with other sites needed Network Rail Vorkshire Water Treatment Works Treatment Works Treatment Works Treatment Works Treatment Works Access possible onto Barrowby Lane or A642 with improved access roads Access possible onto Barrowby Lane or A642 with improved access roads 3 Contingent on other sites Total score 6 Contingent on other sites Contin	SHLAA conclusions				
Summary of infrastructure provider comments ### Comments					
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Cot Highways Comments	Summary of infrastructure provider	comments			
Public transport accessibility comments Falls to meet standards 1 Access comments Access possible onto Barrowby Lane or A642 with improved access roads 3 accal network comments Total score 6 Highways site support Wo Contingent on other sites Contingent on other sites Highways Agency Impact Major impact Ma		comments			
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Mitigation measures Total score 6 Highways site support No Contingent on other sites Contingent on other sites Contingent on other sites Likely to require significant physical mitigation Assessment of cumulative impact with other sites needed Network Rail Yorkshire Water Treatment Works The site is remote from existing public sewerage. Surface water should drain to SuDS/watercourse and a management plan in this respect should be drawn up for the whole site. Capacity at Garforth waste water treatment works would have to be increased in order to properly treat foul water from this development Environment Agency	Town End signals congestion and eisewhere				2
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Major impact Assessment of cumulative impact with other sites needed Network Rail Yorkshire Water Treatment Works The site is remote from existing public sewerage. Surface water should drain to SuDS/watercourse and a management plan in this respect should be drawn up for the whole site. Capacity at Garforth waste water treatment works would have to be increased in order to properly treat foul water from this development Environment Agency	Contingent on other sites				
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Yorkshire Water Freatment Works The site is remote from existing public sewerage. Surface water should drain to SuDS/watercourse and a management plan in this respect should be drawn up for the whole site. Capacity at Garforth waste water treatment works would have to be increased in order to properly treat foul water from this development Environment Agency	Assessment of cumulative impact with other si	ites needed			
Yorkshire Water Freatment Works The site is remote from existing public sewerage. Surface water should drain to SuDS/watercourse and a management plan in this respect should be drawn up for the whole site. Capacity at Garforth waste water treatment works would have to be increased in order to properly treat foul water from this development Environment Agency	Network Pail				
Treatment Works The site is remote from existing public sewerage. Surface water should drain to SuDS/watercourse and a management plan in this respect should be drawn up for the whole site. Capacity at Garforth waste water treatment works would have to be increased in order to properly treat foul water from this development Environment Agency	Network Rail				
Treatment Works The site is remote from existing public sewerage. Surface water should drain to SuDS/watercourse and a management plan in this respect should be drawn up for the whole site. Capacity at Garforth waste water treatment works would have to be increased in order to properly treat foul water from this development Environment Agency					
Treatment Works The site is remote from existing public sewerage. Surface water should drain to SuDS/watercourse and a management plan in this respect should be drawn up for the whole site. Capacity at Garforth waste water treatment works would have to be increased in order to properly treat foul water from this development Environment Agency	Yorkshire Water				
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be drawn up for the whole site. Capacity at Garforth waste water treatment works would have to be increased in order to properly treat foul water from this development Environment Agency		ge. Surface wate	er should drain to SuD	S/watercourse and a manager	nent plan in this respect should
Environment Agency					
	from this development				
	Environment Agency				
onstraints					
F71 over 1ha. See comments in our previous I&O consultation		0 O conc!!!!			

LCC	
Ecology support	Not supported
habitats. There is also setting of the listed bu hedgerows, woodland	o the south west of the site and hedgerow and lowland mixed deciduous woodland features all of which are UK BAP priority a strip of grassland within the parkland which may be species rich and should be excluded - this would also benefit the ilding (Barrowby Hall). Provide a minimum buffer around the pond of 50m for amphibians. Retain and strengthen the fringe by removing land as shown hatched Red from the north and western sides of the site and managing to enhance one planting with native shrubs and trees.
Ecology boundary	
Supported with mitiga required to ensure imp	tion (Amber) if Red hatched areas are excluded and boundary amended as per drawing RM/4258. Mitigation will still be bacts on adjacent habitats are addressed - see comments on left. There is a maternity roost of brown long-eared bats in e additional linear woodland strips for feeding habitat and minimise light pollution to woodland fringe. Note - archaeology
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 relationship	S
UDP Designation	ons Core Strategy

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		
Cala Aradanat Mara	0.00	
Sch. Ancient Mon.	0.00	

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Garforth
Nearest train station distance (m)	1291.53
Nearest bus stop	12909
Nearest bus stop distance (m)	540.17
Agricultural classification Gr	ade 2
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	✓
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	$\overline{\Box}$
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	✓
Overlaps Minerals Safeguarded	
Overlaps Minerals Safeguarded 100m	

Conclusions	
Issues and Options Summary	
	not well related to the settlement, but if developed alongside adjacent sites (3111,1044,1100,3112) it could ment. However, this would result in significant incursion into the Green Belt.
Site affects others?	
Contain ability or many	
Sustainability summary	
Summary of reps	
Comments on phasing	
DDD Allocation	
DPP Allocation Not proposed as housing allocation	
DPP Allocation Conclusion	
	unrelated to the existing settlement, with significant incursion into the Green Belt. Major site 1232B to as a better site for development than the combined sites to the west/north of Garforth.

5003 Manston Road, Leeds, LS15 8SX

Site Deta	ails						
Easting	437427	Northing	434835	Site area ha	3.4	SP7	Main Urban Area Infill
HMCA	East Leeds				Ward	Cross Gate	s and Whinmoor

Site Characteristics

Site type Brownfield

On-site land uses

Manufacturing and Wholesale

Neighbouring land uses

Manufacturing and Wholesale

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 plot in middle of a larger industrial estate, containing a number of large shed type buildings, hardstanding, and storage. Greenspace/residential to the north.

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

Would development lead		
Do features provide boun		
Chalescence 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

5003 Manston Road, Leed	s, LS15 8SX			
Overall Conclusion from assessment characteristics of openness and peri	against all 4 purpo	oses of green belt an	d essential	
Grandeteristics of openiness and peri	nuncrio			
SHLAA conclusions				
		0 11 11		
Availability: Short (=<5 yrs)	Suitability:	Suitable	Achievability: Short (=<5yrs)	
Summary of infrastructure prov	ider comments			
LCC Highways Comments				
Public transport accessibility comments				Rank (1-5)
Part PT meets rest				
				4
Access comments				
Access from Manston Lane				
				5
Local materials community				
Local network comments Site can only be delivered with Manston L	ane Link + FLOR			
one can only be delivered with Manston E	and Link + LEON			4
Mitigation measures				Total score
Contribution to Manston Lane Link/ELOR				13
Highways site support				
Yes with mitigation				
Contingent on other sites				
Contingent on other sites				
Highways Agonay				
Highways Agency Impact No material impact	Network Status	No objection, no mitiga	ation required	
n/a	1			
Network Rail				
Network Rail				
Yorkshire Water Treatment Works				
Treatment works				
Environment Agency				
Constraints FZ1 over 1ha. See comments in our previous	OUS I&O consultation			
1.2.1 over that occ comments in our previ	Sas rao consultation			
LCC				
Ecology support Supported				
Supported (Green)				

5003	Manston Road, Leeds, LS15 8SX
Ecology boun	dary
Education cor	mments
Flood Risk	
Flood Zone 1	
Utilities	
Gas	
Electric	
Fire and Reso	rue
Telecoms	
Other	
English Herita	age
Natural Engla	and Control of the Co

Planning History	y Applications since 1/1/2009, covering more than 50% of the site					
App Number	Proposal	Decision	% of site			
09/04788/FU	Installation of 9.2m high sugar storage silo to factory	Α	98			

Spatial relationships

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

overlap

Core Strategy				
Main Urban Area	100.00	%		
Major Settlement	0.00			

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

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

Other Spatial Relationship

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

5003 Manston Road, Leeds, LS15 8SX

Nearest train station	Cr	oss Gates			
Nearest train station distance ((m)	1206.89			
Nearest bus s	top	11579			
Nearest bus stop distance ((m)	113.86			
Agricultural classificat	Agricultural classification C				
Overlaps S	SSI				
Overlaps SI	EGI				
Overlaps L	_NA				
Overlaps L	NR				
Overlaps Conservation A					
Overlaps Listed Build					
Overlaps Strat. Employment but	ffer	✓			
Overlaps Public Right of V	Vay				
Overlaps SFRA Flood Zo	one				
Overlaps EA Flood Zo	one				
Overlaps HSE Major Haz	ard				
Overlaps HSE Gas Pipel	line				
Overlaps Pot. Contaminat	tion	<u></u>			
Overlaps Minerals Safegu	uarde	d			
Overlaps Minerals Safeguarded	100r	n 🗌			

5003 Manston Road, Leeds, LS15 8SX

Conclusions

Issues and Options Summary

Brownfield site - when taken into account with adjoining sites 4174 and 282 site is suitable in principle for housing. The surrounding sites 1297, (green) 281 and 779 (lime green) mean this area is rapidly changing into a residential area which when all of these sites are developed it will no longer be suitable, likely viable or attractive to keep these remaining sites as employment/industry. It should be noted that there are several small industrial sites which remain pepper potted even if all above sites are allocated housing.

Site affects others?

YES- when taken into account with adjoining sites 4174 and 282 site is suitable in principle for housing. The surrounding sites 1297, (green) 281 and 779 (lime green) mean this area is rapidly changing into a residential area which when all of these sites are developed it will no longer be suitable, likely viable or attractive to keep these remaining sites as employment/industry. It should be noted that there are several small industrial sites which remain pepper potted even if all above sites are allocated housing.

Small maastrial sites writer remain	bepper ported even in an above sites are anotated nodeling.
Sustainability summary	
Summary of reps	
Comments on phasing	
DPP Allocation	
Not proposed as housing allocation	
DPP Allocation Conclusion	

Brownfield site in the Main Urban Area. Preference to retain site as employment/industry.

5012 Fairview Farm, Wakefield Road

Site Details									
	Easting	439583	Northing	433261	Site area ha		0.7	SP7	Major Settlement Extension
	HMCA East Leeds, Outer South East						Ward	Garforth an	d Swillington

Site Characteristics

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

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

Description

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

Greenbelt Assessment

1. Check the unresticted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroahment

Yes
Yes
No
No
Yes
Yes
Yes

Encroachment Conclusion Site does not perform an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

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

5012 Fairview Farm , Wakefield Road

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

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

SHLAA conclusions				
Availability: Short (=<5 yrs)	Suitability:	LDF to determine	Achievability:	Longterm (11+yrs)
Summary of infrastructure provider	comments			
LCC Highways Comments				
Public transport accessibility comments				Rank (1-5)
Meets Core Standards				5
Access comments				
Access on to Green Lane achievable where site access to the remained of the site. Further acc				o 6m precludes 3
Local network comments				
Leeds Road / A63 capacity and safety concern				3
Mitigation measures				Total score
Contribution to Leeds Rd/ A63 junction				11
Highways site support				
Yes with mitigation				
Contingent on other sites				
Contingent on other sites				
Highways Agency Impact No material impact Netv	vork Status	No objection, no miti	gation required	
n/a				
Network Rail				
Yorkshire Water				
Treatment Works				
Environment Agency				
Constraints				
FZ1 under 1ha. See comments in our previous	1&O consultatio	n.Ordinary watercours	se north of site.	
LCC				
Ecology support Supported				
Supported (Green)				

5012 Fairview Farm , Wakefield Road Ecology boundary **Education comments** Flood Risk Flood Zone 1 Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England **Planning History** Applications since 1/1/2009, covering more than 50% of the site **App Number** % of site **Proposal** Decision

Spatial relationships

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

Core Strategy		
Main Urban Area	0.00	%
Major Settlement	0.00	

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

0.00	% overlap
0.00	
0.00	
0.00	
0.00	
	0.00 0.00 0.00

Other Spatial Relationship

LCC ownership %	0.00
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5012 Fairview Farm , Wakefield Road

Nearest train station Nearest train station distance (m) Nearest bus stop Nearest bus stop distance (m) Agricultural classification Overlaps SSSI Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps Conservation Area Overlaps Listed Building Overlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline	
Nearest bus stop Nearest bus stop distance (m) Agricultural classification Overlaps SSSI Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps Conservation Area Overlaps Listed Building Overlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard	Garforth
Nearest bus stop distance (m) Agricultural classification Overlaps SSSI Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps Conservation Area Overlaps Listed Building Overlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard	1129.83
Agricultural classification Overlaps SSSI Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps Conservation Area Overlaps Listed Building Overlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard	12909
Overlaps SSSI Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps Conservation Area Overlaps Listed Building Overlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard	206.62
Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps Conservation Area Overlaps Listed Building Overlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard	Grade 3
Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps Conservation Area Overlaps Listed Building Overlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard	1 🖂
Overlaps LNA Overlaps LNR Overlaps Conservation Area Overlaps Listed Building Overlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard	
Overlaps LNR Overlaps Conservation Area Overlaps Listed Building Overlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard	
Overlaps Conservation Area Overlaps Listed Building Overlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard	
Overlaps Listed Building Overlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard	
Overlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard	
Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard	
Overlaps EA Flood Zone Overlaps HSE Major Hazard	
Overlaps HSE Major Hazard	
<u> </u>	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	✓
Overlaps Minerals Safeguard	led
Overlaps Minerals Safeguarded 100)m

5012 Fairview Farm, Wakefield Road

Conclusions

Issues and Options Summary

Green Belt site. Whilst the site is connected to the settlement it would be more suitable if developed alongside SHLAA ref 1100 1044 which are both assessed as Green sites. However if this site comes forward it would be difficult not to change site 3112 from amber to green as it would no longer be isolated.

Site affects others?

Yes - Site 3112 will no longer be defenable as amber as this site would conect it to Green sites 1100 and 1044.

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

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

5124 Pepper Road LS10

Site Deta	Site Details							
Easting	431605	Northing	430604	Site area ha	0).3	SP7	Main Urban Area Infill
HMCA	MCA East Leeds, Inner Area				,	Ward	City and Hu	ınslet

Site Characteristics

Sito typo	Brownfield
Site type	DIOWITTEIU

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	

Descri	ption
2 23011	

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

Would development lead		
Do features provide bound		
Coalescence Conclusion		

3. Assist in safeguarding the countryside from encroahment

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

4. Preserve the setting and special character of historic towns

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

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

5124	Pepper Road LS10		
SHLAA con	nclusions		
Availabilit	y:	Suitability:	Achievability:
Summary	of infrastructure pro	vider comments	
Highways	Agency	Natural Chatra	
Impact		Network Status	
Network F	Pail		
TIOCHIO! R	· ·		
Yorkshire	Water		
Treatment V	Vorks		
Environme	ent Agency		
Constraints			
LCC			
Ecology sup	port		
Ecology bou	ındary		
Education co	omments		
Flood Risk			
Utilities			
Gas			
Electric			
Fire and Dec			
Fire and Res	scue		
Telecoms			
1010001110			
Other			
English Heri	tage		
	'		
Natural Eng	land		
Dianning L	listory Applications since	1/1/2009, covering more than 50% of	of the site

Planning History	Applications since 1/1/2009, covering more than 50 % of the site		
App Number	Proposal	Decision	% of site
10/03728/EXT	Extension of time period for planning permission 06/06269/FU laying out of access and erection of 14 dwelling houses	Α	100

5124 Pepper Road LS10

Spatial relationships

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

overlap

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

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Overlaps Urban Extension

0.00	% overlap
0.00	
0.00	
0.00	
0.00	
	0.00 0.00 0.00

Other Spatial Relationship

LCC ownership %	2.70
Nearest train station	Leeds City
Nearest train station distance (m)	3217.77
Nearest bus stop	11927
Nearest bus stop distance (m)	95.07
Agricultural classification	Urban
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	✓
Overlaps Minerals Safeguard	ed

Overlaps Minerals Safeguarded 100m

5124 Pepper Road LS10

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

5140 FARNDALE VIEW (PFI K) LS14

Site Deta	ails						
Easting	436555	Northing	436486	Site area ha	0.2	SP7	Main Urban Area Infill
HMCA	East Leeds				Ward	Cross Gates	s and Whinmoor

Site Characteristics

Site type	

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	

_	
Descri	ntion
DESCHI	puon

Greenbelt Assessment - Not Required

1. Check the unresticted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary		
Does the site provide access to the countryside		
Does the site include local/		
Areas of protected/unprote	cted woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?		
Does the site contain buildings		
Are these buildings used for agricultural purposes?		
Encroachment Conclusion	3 1 1	L

4. Preserve the setting and special character of historic towns

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

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

App Number

10/04596/COND

Proposal

Consent, agreement or approval required by conditions 20

and 21 of Planning Application 32/446/03/OT

5140 **FARNDALE VIEW (PFI K) LS14 SHLAA** conclusions Availability: Achievability: Suitability: Summary of infrastructure provider comments **Highways Agency** Impact Network Status **Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Ecology support Ecology boundary **Education comments** Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England **Planning History** Applications since 1/1/2009, covering more than 50% of the site

Decision

% of site

100

5140 FAR	NDALE VIEW (PFI K) LS14			
14/00880/COND	Consent, agreement or approval required by conditions 3, 4, 5, 6, 9, 10, 11, 12, 15, 16, 17 and 18 of Planning Application 13/03636/FU	Α	79	
09/9/00069/MOD	Laying out of car parking areas and landscaping to housing estateNON MATERIAL AMENDMENT: Re-routing of the health trail due to development sites		100	
14/9/00140/MOD	10 houses NON MATERIAL AMENDMENT to 13/03636/FU: Velux window to rear of Morley Housetype	M01	79	
13/03636/FU	10 houses	Α	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		
Sch. Ancient Mon.	0.00	

Core Strategy	
Made Haller Anna	100.00

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

Regeneration Areas

Inner South RA	0.00	% overlap
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		Cross Gates
Nearest train station distance (m)		2057.28
Nearest bus stop		3102
Nearest bus stop distance (m)		146.72
Agricultural classification G		Grade 3

Agricultural classification	Grade 3
	1
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<u></u>
0 1 14 1 0 5	

Overlaps Minerals Safeguarde	ed
Overlaps Minerals Safeguarded 100	m

0102	riodi ost bus stop
146.72	Nearest bus stop distance (m)
ade 3	Agricultural classification
	Overlaps SSSI
	Overlaps SEGI
	Overlaps LNA
	Overlaps LNR
	Overlaps Conservation Area
	Overlaps Listed Building
$\overline{\Box}$	Overlaps Strat. Employment buffer
$\overline{\Box}$	Overlaps Public Right of Way
$\overline{\Box}$	Overlaps SFRA Flood Zone
$\overline{\Box}$	Overlaps EA Flood Zone
$\overline{\Box}$	Overlaps HSE Major Hazard
$\bar{\Box}$	Overlaps HSE Gas Pipeline
	Overlaps Pot. Contamination
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	Overlaps Minerals Safeguarde
	Overlaps Minerals Safeguarded 100

5140 FARNDALE VIEW (PFI K) LS14

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