

Site Details

Easting	433864	Northing	427208	Site area ha	1.1	SP7	Other Rural Infill
HMCA	Outer South				Ward	Rothwell	

Site Characteristics

Site type	Brownfield
On-site land uses	
Storage	
Neighbouring land uses	
Agriculture	
Dwellings	

Other land uses - None

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

Description	Flat brownfield site in Carlton with road frontage. A number of containers on site which appear to be being used for storage. The site is within residential area, with housing immediately to the north and east. Large greenfield site directly to the south (129B).
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

Outer South

129A Main Street and Pitfield Road, Carlton, Wakefield

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

SHLAA conclusions

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

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
3 buses per hour, 100% primary and other local services	3
Access comments	
limited frontage with Main Street so needs to be combined with adjacent Phase 3 site to provide joint access	3
Local network comments	
spare capacity in local network	4
Mitigation measures	Total score
footway improvements and joint access	10
Highways site support	
yes with mitigation	
Contingent on other sites	
yes - adjacent allocation	
Contingent on other sites	
yes - adjacent allocation	

Highways Agency

Impact		Network Status	
PAS site			

Network Rail

Yorkshire Water

Treatment Works	Lemonroyd
Culverted watercourse and foul sewer along southern boundary	

Environment Agency

Constraints	
FZ1 over1 ha. See comments in main text of our response.	

LCC

Ecology support	

Outer South

129A Main Street and Pitfield Road, Carlton, Wakefield

Ecology boundary

Education comments

3081A+3445A+3085+129B+129AB+1365A+1261+3088+3085 = 1025 houses generates 256 primary and 102.5 secondary children. New 1FE primary school required.

Flood Risk

Flood Zone 1. Minor watercourse runs along Southern boundary and goes into culvert. FRM have records showing flooding due to blockages at the culvert entrance.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

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

App Number	Proposal	Decision	% of site
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Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	6.74	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

129A Main Street and Pitfield Road, Carlton, Wakefield

LCC ownership %	2.41
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Nearest train station	Woodlesford
Nearest train station distance (m)	3497.45
Nearest bus stop	14196
Nearest bus stop distance (m)	79.50

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

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

Conclusions

Issues and Options Summary

Brownfield site within existing settlement limits and has well established boundaries. Could potentially improve visual aspect of area if developed. Highways have commented that there is limited frontage with Main Street, so development would need to be combined with the adjacent UDP housing allocation (shown on plan as lime green site 507).

Site affects others?

Sustainability summary

Summary of reps

Pro
Should be combined with 129B (Carlton) and 507 as a comprehensive parcel to give a more economic and deliverable solution in this District. Phasing - short term.

Anti
The lack of suitable access is a constraint in terms of being able to demonstrate developability. Until such time as this can be resolved the site cannot be considered one of the most suitable sites in the Market Character Area.
The hard frontage has been used by the community for sports, pastimes and leisure for many years.
The hard frontage to the site is used as car parking by residents, parents of children attending Carlton Primary School and customers of the Unicorn Inn and Carlton Social Club.
The farm that occupies the site grows ‘Yorkshire Forced Rhubarb’, which is a significant part of Carlton’s rich agricultural heritage.

Metro Significant developer contributions will be required at these sites to improve the public transport to meet the council LDF accessibility policies; particularly in the larger sites should these be brought forward for development. These include SHLAA ref: 2062, 1032, 1046, 1017 & 1055. Sites which fall marginally outside the 400m catchments and have high bus frequencies or are small sites low capacity are less of concern but are flagged up nonetheless. The table also includes accessibility assessments results to access other services and facilities within acceptable journey times on public transport.				
Distance to Core Network (Centre of site)	Buses Per Hour	Access to Primary Schools	Access to Secondary Schools	Access to Primary Health
1108	12	Yes	Yes	Yes

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

Brownfield site within existing settlement limits and has well established boundaries. Could potentially improve visual aspect of area if developed. Highways have commented that there is limited frontage with Main Street, so development would need to be combined with the adjacent UDP housing allocation.

Outer South

129B Main Street and Pitfield Road, Carlton, Wakefield

Site Details

Easting	433910	Northing	427082	Site area ha	4.2	SP7	Other Rural Infill
HMCA	Outer South				Ward	Rothwell	

Site Characteristics

Site type	Greenfield
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On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Storage

Other land uses - None

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

Description

Large flat greenfield site. The site has a road frontage and well defined boundary. Housing to the east and west.

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

Outer South

129B Main Street and Pitfield Road, Carlton, Wakefield

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

Protected Area of Search on the UDP

SHLAA conclusions

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

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments Rank (1-5)
3 buses per hour, 100% primary and other local services 3

Access comments
needs access via part A to Main Street, also option to Pitt Field Road 3

Local network comments
spare capacity in local network 4

Mitigation measures
footway improvements and joint access Total score
10

Highways site support
yes with mitigation

Contingent on other sites
yes - part A and adjacent allocation

Contingent on other sites
yes - part A and adjacent allocation

Highways Agency

Impact		Network Status	
PAS site			

Network Rail

Yorkshire Water

Treatment Works	Lemonroyd
Foul sewers, water mains and culverted watercourse within north, east and west boundaries	

Environment Agency

Constraints	
FZ1 over1 ha. See comments in main text of our response.	

LCC

Ecology support	

Outer South

129B Main Street and Pitfield Road, Carlton, Wakefield

Ecology boundary

Education comments

3081A+3445A+3085+129B+129AB+1365A+1261+3088+3085 = 1025 houses generates 256 primary and 102.5 secondary children. New 1FE primary school required.

Flood Risk

Flood Zone 1. Minor watercourse runs along Northern boundary and goes into culvert. FRM have records showing flooding due to blockages at the culvert entrance.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

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

App Number	Proposal	Decision	% of site
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Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	99.95	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

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

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

Other Spatial Relationship

129B Main Street and Pitfield Road, Carlton, Wakefield

LCC ownership %	0.03
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Nearest train station	Woodlesford
Nearest train station distance (m)	3528.24
Nearest bus stop	14196
Nearest bus stop distance (m)	200.25

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

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

Conclusions

Issues and Options Summary

This is a PAS (Protected Area of Search) on the UDP, not a site within the Green Belt. The site is flat with no tree cover. However, there is concern over the size of the site in relation to the settlement (Carlton), which falls outside the settlement hierarchy defined in the Core Strategy, hence the site is shown amber. Also, Highways have commented that development would need to be combined with adjacent sites 129A and 507, although there is scope for further access points to Pit Field Road.

Site affects others?

Sustainability summary

Summary of reps

Pro
Should be combined with 129B (Carlton) and 507 as a comprehensive parcel to give a more economic and deliverable solution in this District. Phasing - short term.

Anti
We cannot agree that access to this site could be gained from Pit Field Road as it is simply too narrow at either end to cater for the type and volume of traffic that such a large development would bring.
The size of the development upon this site is also disproportionate in relation to the existing settlement.

Metro				
We are minded to recommend that these site were not prioritised for housing until other more accessible site have been considered. Sites which fall marginally outside the 400m catchments and have high bus frequencies or are small low capacity sites are less of concern but are flagged up nonetheless.				
Distance to Core Network (Centre of site)	Buses Per Hour	Access to Primary Schools	Access to Secondary Schools	Access to Primary Health
1073	12	Yes	Yes	Yes

Comments on phasing

DPP Allocation

Safeguarded land (PAS)

DPP Allocation Conclusion

This was a PAS (Protected Area of Search) on the UDP, not a site within the Green Belt. The site is flat with no tree cover. There is concern over the size of the site in relation to the settlement (Carlton), which falls outside the settlement hierarchy defined in the Core Strategy; hence the site is to be safeguarded for future consideration.

Outer South

130 Aberford Road (77/79), Oulton LS26 8HS

Site Details

Easting	436480	Northing	428564	Site area ha	1.3	SP7	Major Settlement Infill
HMCA	Outer South				Ward	Rothwell	

Site Characteristics

Site type	Brownfield
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On-site land uses

Car Showroom

Vacant land

Car Parks

Neighbouring land uses

Dwellings

Other land uses - None

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

Description

Brownfield site off Aberford Road, Woodlesford. In use as car showroom with associated car parking.

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

Outer South

130 Aberford Road (77/79), Oulton LS26 8HS

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

SHLAA conclusions

Availability: Short (later)

Suitability: Suitable

Achievability: Medium (6-10yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

Good accessibility

5

Access comments

frontage with Aberford Road should provide visibility

5

Local network comments

cumulative issues

4

Mitigation measures

Total score

14

Highways site support

Yes

Contingent on other sites

Contingent on other sites

Highways Agency

Impact No material impact Network Status No objection

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

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

Environment Agency

Constraints

FZ1 over1 ha. See comments in main text of our response. historic landfill (approx 70M west & 30M east of site)

Outer South

130 Aberford Road (77/79), Oulton LS26 8HS

LCC

Ecology support

Supported

Supported

Ecology boundary

Education comments

Flood Risk

Flood Zone 1

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

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

App Number	Proposal	Decision	% of site

Spatial relationships

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

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

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Woodlesford
Nearest train station distance (m)	614.92
Nearest bus stop	6129
Nearest bus stop distance (m)	103.49

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

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

Conclusions

Issues and Options Summary

Brownfield site in current use with established boundaries. Housing development is likely to improve the visual aspect of area.

Site affects others?

Sustainability summary

Summary of reps

Oulton & Woodlesford Neighbourhood Forum - support the development of this part of the site as it is a "brown field" site and its development will reduce pressure on the abundance of sites in the Green Belt. However the garage business on the northern half of the site should be retained as it is one of the largest employers in the Forum's area.
We wish to see mixed development on the site, including shops and a Community Centre, suitable for youth training. The site is also ideally situated for the provision of accommodation of elderly persons, which we strongly promote and support. It is close to a post office and a number of small shops and is well-served by public transport.

Metro				
Significant developer contributions will be required at these sites to improve the public transport to meet the council LDF accessibility policies; particularly in the larger sites should these be brought forward for development. These include SHLAA ref: 2062, 1032, 1046, 1017 & 1055. Sites which fall marginally outside the 400m catchments and have high bus frequencies or are small sites low capacity are less of concern but are flagged up nonetheless. The table also includes accessibility assessments results to access other services and facilities within acceptable journey times on public transport.				
Distance to Core Network (Centre of site)	Buses Per Hour	Access to Primary Schools	Access to Secondary Schools	Access to Primary Health
582	5	Yes	Yes	Yes

Comments on phasing

DPP Allocation

Preferred housing with mixed uses (no employment)

DPP Allocation Conclusion

Brownfield site in current use with established boundaries.

Site Details

Easting	435414	Northing	426818	Site area ha	1.2	SP7	Other
HMCA	Outer South				Ward	Rothwell	

Site Characteristics

Site type	Greenfield/Brownfield mix
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On-site land uses

Dwellings

Agriculture

Neighbouring land uses

Vacant land

Other land uses - None

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

Description

Royds Green Farm consists of a residential dwelling, a farmhouse with a number of barns set within a courtyard. Access on to Royds Green Lane is good. The site is surrounded by greenfield on three sides. The site benefits from existing planning of 7 dwellings.

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

SHLAA conclusions

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

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
No buses, 70% primary & 100% secondary education	3

Access comments	
frontage onto Royds Lane should provide visibility	5

Local network comments	
remote location with no footways	1

Mitigation measures	Total score
	9

Highways site support
No

Contingent on other sites

Contingent on other sites

Highways Agency

Impact	No material impact	Network Status	No objection
n/a			

Network Rail

Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	Supported
Supported - but bat roost record on the site	

Outer South

133 Royds Green - Royds Green Farm, Oulton LS26 8EZ

Ecology boundary

Education comments

Flood Risk

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

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

App Number	Proposal	Decision	% of site
11/04913/FU	Conversion of barns into 7 dwellings, alterations to the existing farm house and associated works	A	90
13/04159/COND	Consent, agreement or approval required by conditions 3, 4, 5, 6, 8, 16, 19, 22, 23, 24, 28 and 29 of Planning Application 11/04913/FU	SPL	90
14/03084/FU	Conversion of barns into five dwellings, alterations to the existing farm house and associated works	R	51
11/04914/LI	Listed Building Application for the conversion of barns into 7 dwellings, alterations to the existing farm house and associated works	A	90
13/04167/COND	Consent, agreement or approval required by conditions 3, 4, 5, 6, 7, 8, 9 and 10 of Planning Application 11/04914/LI	SPL	90
14/03085/LI	Listed Building Application for the conversion of barns into five dwellings and associated works		51

Spatial relationships

UDP Designations

Core Strategy

133 Royds Green - Royds Green Farm, Oulton LS26 8EZ

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

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

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

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Woodlesford
Nearest train station distance (m)	2661.00
Nearest bus stop	10243
Nearest bus stop distance (m)	307.89

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

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

Conclusions

Issues and Options Summary

Most of site has permission, but part left over sieved out as not within settlement hierarchy.

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation

Identified housing site

DPP Allocation Conclusion

Site with current planning permission. Principle of residential development accepted.

Outer South

135 Leeds Road - Lofthouse Hall, Lofthouse WF3

Site Details

Easting	433098	Northing	426084	Site area ha	3	SP7	Smaller Settlement Infill
HMCA	Outer South				Ward	Ardsley and Robin Hood	

Site Characteristics

Site type	Greenfield
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On-site land uses

Dwellings

Unmanaged Forest

Neighbouring land uses

Dwellings

Education

Other land uses - None

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

Description

Mixed greenfield/brownfield site in Lofthouse. Most of the site is heavily wooded, with a small collection of houses to the north. The site is bordered by housing on Leeds Road and Rodillian Academy. Area is predominantly residential.

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

Outer South

135 Leeds Road - Lofthouse Hall, Lofthouse WF3

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

SHLAA conclusions

Availability: Short (early)

Suitability: Suitable

Achievability: Short (=<5yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

good pt access and reasonable to other services

Rank (1-5)

4

Access comments

improved access off Ledger lane could serve limited development (previous permission granted)

4

Local network comments

v small site and negligible impact on local network

5

Mitigation measures

Total score

13

Highways site support

yes

Contingent on other sites

Contingent on other sites

Highways Agency

Impact

Network Status

Site not sent - PP?

Network Rail

Yorkshire Water

Treatment Works

Lemonroyd

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

Environment Agency

Constraints

FZ1 over1 ha. See comments in main text of our response.

Outer South

135 Leeds Road - Lofthouse Hall, Lofthouse WF3

LCC

Ecology support

Ecology boundary

Education comments

Flood Risk

Flood Zone 1

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

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

App Number	Proposal	Decision	% of site

Spatial relationships

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

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

Other Spatial Relationship

LCC ownership %	0.37
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Nearest train station	Woodlesford
Nearest train station distance (m)	4776.39
Nearest bus stop	12596
Nearest bus stop distance (m)	155.87

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

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

Conclusions

Issues and Options Summary

Northern third has planning permission (Under construction) shown as lime green on plan. Southern section of site has 100% mature tree cover which are protected by a group TPO - unsuitable for development.

Site affects others?

n/a

Sustainability summary

Summary of reps

Metro				
From a public transport perspective, these sites (in principle) would be acceptable for housing development. For the larger sites, site specific mitigation would be required but it is unlikely that substantial bus service provision would be required at these sites (based on the current public transport network).				
Distance to Core Network (Centre of site)	Buses Per Hour	Access to Primary Schools	Access to Secondary Schools	Access to Primary Health
180	12	Yes	Yes	Yes

Comments on phasing

DPP Allocation

Identified housing site

DPP Allocation Conclusion

Mixed greenfield/brownfield site in Lofthouse. The site is bordered by housing, Leeds Road and Rodillian Academy. Area is predominantly residential.

Site Details

Easting	436511	Northing	429423	Site area ha	0.7	SP7	Major Settlement Infill
HMCA	Outer South				Ward	Rothwell	

Site Characteristics

Site type	Mix 60:40
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On-site land uses

Dwellings

Vacant land

Neighbouring land uses

Waterways

Dwellings

Transport tracks and ways

Other land uses - None

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

Description

Mixed green/brownfield site in Woodlesford. The site is steep sloping and heavily wooded. A residential property takes up part of the site. The site is well connected to residential area and lies close to the canal and railway.

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	Yes
Can development preserve this character?	Yes
Character Conclusion	Marginal effect on the setting & special character, could be mitigated against through appropriate detailed design

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

11% site in Green Belt. Well contained, with low potential for sprawl.

SHLAA conclusions

Availability: Short (early) Suitability: Suitable Achievability: Longterm (11+yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments Rank (1-5)
4 buses per hour, 100% primary health & primary education 4

Access comments Rank (1-5)
Alma Street / Pottery Lane junction is extremely substandard 2

Local network comments Rank (1-5)
cumulative issues 4

Mitigation measures Total score
10

Highways site support
No

Contingent on other sites

Contingent on other sites

Highways Agency

Impact No material impact Network Status No objection
n/a

Network Rail

If applicable, General asset protection issues

Yorkshire Water

Treatment Works Lemonroyd
Large combined sewer and culverted watercourse in north and eastern parts of site

Environment Agency

Constraints FZ 2 & 3
Abuts FZ3. See comments in main text of our response.

LCC

Ecology support Supported
Supported

Ecology boundary

Education comments

Flood Risk

Flood Zone 1

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

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

App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations			
N32 Greenbelt	11.26	% 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	0.00		
CC Shopping Quarter	0.00		
UDP City Centre	0.00		
S2S6 Town Centre	0.00		
Proposed Local Centre	0.00		
Overlaps N37 SLA	<input type="checkbox"/>		
Sch. Ancient Mon.	0.00		

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

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

Other Spatial Relationship

LCC ownership %0.00

Nearest train station	Woodlesford
Nearest train station distance (m)	464.57
Nearest bus stop	10450
Nearest bus stop distance (m)	267.42

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

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

Conclusions

Issues and Options Summary

Small part of site in Green Belt. Relatively small site in Woodlesford, well related to existing settlement pattern. Includes a number of mature trees. Highways concerns regarding Alma Street/Pottery Lane junction.

Site affects others?

Sustainability summary

Summary of reps

Pro
Support development if highway issues can be addressed.

Anti
Vehicle access is poor in particular the junction of Alma Street and Pottery Lane.

Metro

We are minded to recommend that these sites were not prioritised for housing until other more accessible sites have been considered. Sites which fall marginally outside the 400m catchments and have high bus frequencies or are small low capacity sites are less of concern but are flagged up nonetheless.

Distance to Core Network (Centre of site)	Buses Per Hour	Access to Primary Schools	Access to Secondary Schools	Access to Primary Health
1237	4	No	No	No

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

Small part of site in Green Belt. Well related to existing settlement pattern.

Site Details							
Easting	437115	Northing	429078	Site area ha	2.3	SP7	Major Settlement Infill
HMCA	Outer South				Ward	Rothwell	

Site Characteristics	
Site type	Brownfield
On-site land uses	
Derelict	
Neighbouring land uses	
Dwellings	
Waterways	

Other land uses - None

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

Description	
Cleared brownfield site. The site is bounded by housing to the south, and canal to the north. Over two thirds of the site falls within flood zone 3.	

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

Outer South

143 Aberford Road - site of Glenoit and Minerva Mills, Oulton

SHLAA conclusions

Availability: Short (early)

Suitability: Suitable

Achievability: Medium (6-10yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

5 buses per hour, 100% primary health & education

Rank (1-5)

4

Access comments

access achievable with some mitigation works

4

Local network comments

Some congestion issues

3

Mitigation measures

traffic calming scheme (road bumps)

Total score

11

Highways site support

Yes with mitigation

Contingent on other sites

Contingent on other sites

Highways Agency

Impact	No material impact	Network Status	No objection
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n/a

Network Rail

Yorkshire Water

Treatment Works	Lemonroyd
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Various water mains within site boundary and large combined sewer at southern end leading into CSO.

Environment Agency

Constraints	FZ 2 & 3
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FZ 2 & 3 (majority of site within FZ apart from western edge), ordinary watercourse (approx 30m north east of site), Historic landfill (approx 20m north west and 30m south east of site)

LCC

Ecology support	Supported with mitigation
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Red - The Aire and Calder Navigation runs adjacent to this site - it is an important wildlife corridor for species such as otter, bats and water vole - a biodiversity buffer of a minimum 10 metres is required with informal soft landscaping. There is also a mill goit to the south-eastern boundary of the site used by water voles - which also requires a minimum 10m stand off from the mill goit and plant with stands of locally native trees and scrub, with areas of open neutral grassland and fen retained adjacent to the mill goit for water voles, and provide a wider area where the mill goit joins the canal and restrict access to people (to provide a refuge for otters).

Outer South

143 Aberford Road - site of Glenoit and Minerva Mills, Oulton

Ecology boundary

Supported with mitigation (Amber) if Red hatched areas are excluded and boundary amended as per drawing RM/143. Mitigation will still be required to ensure impacts on adjacent habitat are addressed - see comments on left. design any development to minimise light spillage onto the water courses to reduce impact on bats, particularly Myotis species such as Daubenton's bat.

Education comments

Flood Risk

Site predominantly located in Flood Zone 3 A(i), but parts are also in FZ 2 and 1. If more vulnerable uses, such as housing, are to be located in Flood Zone 3 the Exception Test must be passed. A sequential approach to the layout of the site should ensure that the more vulnerable uses are located in the lowest risk parts of the site.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

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

App Number	Proposal	Decision	% of site
13/03192/LI	Listed Building Application for alterations to listed buildings to provide flood defences along the River Aire	A	99
14/04910/COND	Consent, agreement or approval required by conditions 12, 16, 19, 21 and 27 of Planning Application 13/03191/FU		99
14/02294/COND	Consent, agreement or approval required by condition 14 of Planning Application 13/03191/FU	A	99
14/03452/COND	Consent, agreement or approval required by conditions 3, 4, 8, 9, 10, 14, 17 and 20 of Planning Application 13/03191/FU		99
13/03191/FU	Linear flood defences along River Aire and removal of Knostrop Cut	A	99

Spatial relationships

UDP Designations

Core Strategy

143 Aberford Road - site of Glenoit and Minerva Mills, Oulton

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

Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Woodlesford
Nearest train station distance (m)	294.18
Nearest bus stop	3774
Nearest bus stop distance (m)	283.35
Agricultural classification	Grade 3
Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Vacant brownfield site in Oulton, adjacent to canal. Within flood zone 3a (high risk) and 2 (medium risk).

Site affects others?

Sustainability summary

Summary of reps

Pro				
Presume this is the same flood zone as the adjacent Maltings development which was previously granted permission. The proposed Leeds Flood Alleviation Scheme envisages the erection of a 1.3 m embankment between this site and the canal.				
Site is suitable for mixed development and could incorporate a canal-side restaurant. The development would require a good junction with good visibility splays onto Aberford Road.				
Metro				
We are minded to recommend that these site were not prioritised for housing until other more accessible site have been considered. Sites which fall marginally outside the 400m catchments and have high bus frequencies or are small low capacity sites are less of concern but are flagged up nonetheless.				
Distance to Core Network (Centre of site)	Buses Per Hour	Access to Primary Schools	Access to Secondary Schools	Access to Primary Health
1398	5	Yes	Yes	Yes

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

Cleared brownfield site. The site is bounded by housing to the south, and canal to the north. To mitigate flood risk issues.

Site Details

Easting	439160	Northing	426734	Site area ha	1.5	SP7	Smaller Settlement Extension
HMCA	Outer South				Ward	Kippax and Methley	

Site Characteristics

Site type	Brownfield
On-site land uses	
Education	
Neighbouring land uses	
Dwellings	
Outdoor sport facility	

Other land uses - None

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

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

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

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Outer South

269 Little Church Lane, Methley Infants School, Methley

SHLAA conclusions

Availability: Short (=<5 yrs)

Suitability: LDF to determine

Achievability: Short (=<5yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Metro Map Fail

Rank (1-5)

4

Access comments

Frontage onto Little Church Lane and scope for required visibility if combined with site 2111

5

Local network comments

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

5

Mitigation measures

Total score

14

Highways site support

Yes

Contingent on other sites

Combine with 2111 for access

Contingent on other sites

Combine with 2111 for access

Highways Agency

Impact	No material impact	Network Status	No objection
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n/a

Network Rail

General asset protection issues

Yorkshire Water

Treatment Works

Environment Agency

Constraints

LCC

Ecology support	Supported
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Supported - but bat record.

Ecology boundary

Education comments

Outer South

269 Little Church Lane, Methley Infants School, Methley

Flood Risk

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

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

App Number	Proposal	Decision	% of site
12/01129/COND	Consent, agreement or approval required by conditions 3 and 5 of Planning Application 11/04225/CA	A	100
11/04225/CA	Conservation Area Application for the demolition of the former Methley Infants School	A	100
12/01171/COND	Consent, agreement or approval required by conditions 3, 4, 6, 7, 11, 14, 15, 16, 17, 18, 20 and 21 of Planning Application 11/04226/FU	INT	100
12/03083/FU	Variation of condition 2 (approved plans) of approval 11/04226/FU (Demolition of school, laying out of access and erect 12 houses) for amendments to plots 11 and 12	A	100
13/00114/COND	Consent, agreement or approval required by condition 19 of Planning Application 12/03083/FU	A	100
11/04226/FU	Demolition of school, laying out of access and erect 12 houses	A	100

Spatial relationships

UDP Designations

Core Strategy

N32 Greenbelt	99.99	% overlap	Main Urban Area		0.00	% overlap	
N34 PAS	0.00		Major Settlement		0.00		
RL1 Rural Land	0.00		Minor Settlement		1.00		
N1 Greenspace	0.00		Overlaps Urban Extension		<input checked="" type="checkbox"/>		
N1A Allotments	0.00		Regeneration Areas				
N5 Open Space	0.00						
N6 Playing Pitch	60.68		Inner South RA		0.00	% overlap	
N8 Urban Green Corridor	0.00		LB Corridor RA		0.00		
CC Shopping Quarter	0.00		EASEL RA		0.00		
UDP City Centre	0.00		Aire Valley RA		0.00		
S2S6 Town Centre	0.00		West Leeds Gateway		0.00		
Proposed Local Centre	0.00	<input checked="" type="checkbox"/>					
Overlaps N37 SLA							
Sch. Ancient Mon.	0.00						

Other Spatial Relationship

LCC ownership %	100.00
Nearest train station	Woodlesford
Nearest train station distance (m)	3310.25
Nearest bus stop	7963
Nearest bus stop distance (m)	102.40
Agricultural classification	Grade 3
Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input checked="" type="checkbox"/>

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation

Identified housing site

DPP Allocation Conclusion

Site has exisitng Planning Permission.

Site Details

Easting	439847	Northing	427356	Site area ha	1.2	SP7	Smaller Settlement Infill
HMCA	Outer South				Ward	Kippax and Methley	

Site Characteristics

Site type	Greenfield
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On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

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

Description

Working farm currently on site consisting of a collection of buildings and barns. Residential development surrounds the site on three sides, the remaining northern boundary borders a beck and a thick row of trees. The site has two access points, a small road frontage to the south and also the end of a road that joins the eastern boundary.

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

Outer South

289 Main Street, Hunts Farm, Methley

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

Strong links to settlement. Well contained site with low potential for further sprawl given defined boundaries. Northern section currently provides access to countryside.

SHLAA conclusions

Availability: Longterm (+11yrs)

Suitability: LDF to determine

Achievability: Longterm (11+yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

4 buses per hour, 100% Employment, 95% Health, 0% Primary and 0% Secondary but within 5min of a 15min frequency service plus access to local services

Rank (1-5)

4

Access comments

Frontage onto Main Street with scope for required visibility

5

Local network comments

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

5

Mitigation measures

Total score

14

Highways site support

Yes

Contingent on other sites

Contingent on other sites

Highways Agency

Impact	No material impact	Network Status	No objection
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n/a

Network Rail

Yorkshire Water

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

Environment Agency

Constraints	FZ 2 & 3
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FZ2/3. See comments in main text of our response

Outer South

289 Main Street, Hunts Farm, Methley

LCC

Ecology support

Supported with mitigation

Supported with mitigation to protect and enhance the land adjacent to the SSSI. Water Vole to consider.

Ecology boundary

Education comments

2129+289+1224+1225A and C = 944 houses generates 236 primary and 94 secondary children. New 1FE primary school required, or land to expand existing Methley Primary.

Flood Risk

Large part of site in Flood Zone 3. Remainder in Flood Zone 1.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Housing site 289 is adjacent to Mickletown Ings SSSI. This site supports the most diverse aquatic flora and associated invertebrate fauna found in West Yorkshire (see citation below), therefore we advise that, unless the benefits of housing in this location outweigh the harm to the interest features (which also includes overwintering wildfowl), allocation 289 should not be progressed.
www.sssi.naturalengland.org.uk/citation/citation_photo/1004217.pdf

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

App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations

N32 Greenbelt	19.37	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		<input type="checkbox"/>

Core Strategy

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

Regeneration Areas

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

Sch. Ancient Mon.	0.00
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Other Spatial Relationship

LCC ownership %	7.58
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Nearest train station	Woodlesford
Nearest train station distance (m)	3481.07
Nearest bus stop	9654
Nearest bus stop distance (m)	77.71

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

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

Conclusions

Issues and Options Summary

Small part of site is within the Green Belt. Site is currently a mixture of used and un-used agricultural buildings in various states of repair. Development would improve the appearance of the area. Northern edge of the site is in flood zone 3a (high risk), while remainder of site is within flood zone 2 (medium risk). The Environment Agency are being consulted on all sites.

Site affects others?

Sustainability summary

Summary of reps

Metro				
The sites in this list are supported for housing growth.				
Site specific mitigation would be required but it is unlikely that substantial bus service provision would be required at these sites (based on the current public transport network) From a public transport perspective, we would encourage the prioritisation of these sites based on the proximity to the core public transport network and the bus service frequency levels.				
Distance to Core Network (Centre of site)	Buses Per Hour	Access to Primary Schools	Access to Secondary Schools	Access to Primary Health
172	4	No	Yes	Yes

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

Working farm currently on site consisting of a collection of buildings and barns. Residential development surrounds the site on three sides, the remaining northern boundary borders a beck and a thick row of trees. The site has two access points.

Site Details

Easting	436567	Northing	428175	Site area ha	3.4	SP7	Major Settlement Extension
HMCA	Outer South				Ward	Rothwell	

Site Characteristics

Site type	Greenfield
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On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

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

Description

Flat greenfield site in Oulton. The site has a road frontage and is well contained by housing on three sides. There is no natural boundary to the east, with the boundary cutting across a field.

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

Outer South

334 Fleet Lane (land off), Oulton

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

Protected Area of Search (PAS) site on UDP.

SHLAA conclusions

Availability: Short (≤ 5 yrs)

Suitability: LDF to determine

Achievability: Medium (6-10yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

the majority of the site does not meet Public Transport criteria, but larger areas do meet criteria for other local services and education

Rank (1-5)

3

Access comments

Suitable access can be achieved from Fleet Lane

5

Local network comments

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

5

Mitigation measures

Total score

13

Highways site support

yes

Contingent on other sites

Contingent on other sites

Highways Agency

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

Network Rail

Yorkshire Water

Treatment Works	Lemonroyd
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Foul, combined and surface water sewers along southern and SW boundaries

Environment Agency

Constraints	FZ 2 & 3
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Area of FZ3 along boundary where site abuts Oulton Beck. See comments in main text of our response

LCC

Ecology support	Supported with mitigation
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Supported with mitigation to protect and enhance the wildlife corridor along Oulton Beck. Retain a corridor of minimum 20 metres from the beck. Otters, bats, Water Vole and White-clawed Crayfish to consider

Outer South

334 Fleet Lane (land off), Oulton

Ecology boundary

Education comments

Flood Risk

Southern boundary of site in Flood Zone 3, where Oulton Beck runs adjacent to the site. Remainder of site in Flood Zone 1.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

This site adjoins the boundary of the Oulton Conservation Area.
In view of the duty on the Council to preserve or enhance the character or appearance of its Conservation Areas including their setting, there will need to be some assessment of what contribution this area makes to the landscape setting of the Conservation Area. If this area does make an important contribution to the character of the Conservation Area, then the plan would need to explain why its loss and subsequent development is considered to be acceptable.
If allocated, development proposals would need to ensure that those elements which contribute to the character of that part of the adjacent Conservation Area are not harmed.

Natural England

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

App Number	Proposal	Decision	% of site
14/02399/RM	77 dwellings with landscaping	A	98
12/03401/OT	Outline Application for Residential Development	A	98

Spatial relationships

UDP Designations		
N32 Greenbelt	2.92	% overlap
N34 PAS	97.04	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
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	1.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

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

Sch. Ancient Mon.	0.00
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Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Woodlesford
Nearest train station distance (m)	936.41
Nearest bus stop	7981
Nearest bus stop distance (m)	263.01

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

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

Conclusions

Issues and Options Summary

Protected Area of Search (PAS) site on UDP. The site is well connected to the built up area and, if built, would be considered a partial rounding off of settlement. Adjacent to conservation area which could be mitigated against through appropriate design. No Highways concerns regarding access.

Site affects others?

Sustainability summary

Summary of reps

Pro				
Planning permission has already been given to build a maximum of about 80 houses.				
English Heritage				
If allocated, development proposals would need to ensure that those elements which contribute to the character of that part of the adjacent Conservation Area are not harmed.				
Metro				
Significant developer contributions will be required at these sites to improve the public transport to meet the council LDF accessibility policies; particularly in the larger sites should these be brought forward for development. These include SHLAA ref: 2062, 1032, 1046, 1017 & 1055. Sites which fall marginally outside the 400m catchments and have high bus frequencies or are small sites low capacity are less of concern but are flagged up nonetheless. The table also includes accessibility assessments results to access other services and facilities within acceptable journey times on public transport.				
Distance to Core Network (Centre of site)	Buses Per Hour	Access to Primary Schools	Access to Secondary Schools	Access to
Primary Health				
441	6	Yes	Yes	Yes

Comments on phasing

DPP Allocation

Identified housing site

DPP Allocation Conclusion

Protected Area of Search (PAS) site on UDP with Planning Permission.

Site Details

Easting	435110	Northing	427870	Site area ha	3.8	SP7	Major Settlement Extension
HMCA	Outer South				Ward	Rothwell	

Site Characteristics

Site type	Greenfield
On-site land uses	
Agriculture	
Neighbouring land uses	
Outdoor amenity and open space	
Dwellings	
Outdoor sport facility (golf)	
Other land uses	
Neighbouring land use: Golf Course	

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

Description	Flat greenfield site in Rothwell. The site is well contained by a golf course to the east, a cricket pitch to the west and housing on remaining sides. The site has a road frontage to the south, and access point to the north.
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

Outer South

335 Royds Lane (land off), Rothwell

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

Protected Area of Search (PAS) site on UDP.

SHLAA conclusions

Availability: Short (≤ 5 yrs)

Suitability: LDF to determine

Achievability: Medium (6-10yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

the site does not meet Public Transport criteria, but large areas do meet criteria for other local services and education

Rank (1-5)

3

Access comments

Suitabale access can be achived from Royds Lane

5

Local network comments

the scale of development shuold not cause an issue on the local network

5

Mitigation measures

Total score

13

Highways site support

yes

Contingent on other sites

Contingent on other sites

Highways Agency

Impact	No material impact	Network Status	No objection
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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
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There is limited capacity at Lemonroyd for some new development. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WWTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

FZ1 over1 ha. See comments in main text of our response.

Outer South

335 Royds Lane (land off), Rothwell

LCC	
Ecology support	Supported with mitigation
Supported with mitigation to protect and enhance the wildlife corridor along the north and east of the site. Retain a corridor of minimum 10 metres from the north, and plant a native shrub mix along the east to the woodland edge. Bats and Badgers to consider.	

Ecology boundary	

Education comments	

Flood Risk	
Flood Zone 1. Minor drain along the NE corner of the site.	

Utilities	
Gas	

Electric	

Fire and Rescue	

Telecoms	

Other	
English Heritage	
<p>This site adjoins the boundary of the Oulton Conservation Area.</p> <p>In view of the duty on the Council to preserve or enhance the character or appearance of its Conservation Areas including their setting, there will need to be some assessment of what contribution this area makes to the landscape setting of the Conservation Area. If this area does make an important contribution to the character of the Conservation Area, then the plan would need to explain why its loss and subsequent development is considered to be acceptable.</p> <p>There also need to be an evaluation of what contribution this open area makes to the setting of the adjacent Grade II Registered Park and Garden at Oulton Hall. If this area does make an important contribution to the character of the Conservation Area, then the plan would need to explain why its loss and subsequent development is considered to be acceptable.</p> <p>If allocated, development proposals would need to ensure that those elements which contribute to the significance of these designated heritage assets are not harmed.</p>	

Natural England	

Planning History	Applications since 1/1/2009, covering more than 50% of the site		
App Number	Proposal	Decision	% of site
14/01474/RM	Reserved matters application for 90 houses	A	100
12/03400/OT	Outline Application for Residential Development	A	100

Spatial relationships

UDP Designations	Core Strategy
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335 Royds Lane (land off), Rothwell

N32 Greenbelt	0.02	% overlap	Main Urban Area	0.00	% overlap	
N34 PAS	99.58		Major Settlement	1.00		
RL1 Rural Land	0.00		Minor Settlement	0.00		
N1 Greenspace	0.03		Overlaps Urban Extension	<input checked="" type="checkbox"/>		
N1A Allotments	0.00		Regeneration Areas			
N5 Open Space	0.00					
N6 Playing Pitch	0.00					
N8 Urban Green Corridor	0.00		Inner South RA	0.00	% overlap	
CC Shopping Quarter	0.00		LB Corridor RA	0.00		
UDP City Centre	0.00		EASEL RA	0.00		
S2S6 Town Centre	0.00		Aire Valley RA	0.00		
Proposed Local Centre	0.00		West Leeds Gateway	0.00		
Overlaps N37 SLA	<input checked="" type="checkbox"/>					
Sch. Ancient Mon.	0.00					

Other Spatial Relationship

LCC ownership %	0.09
Nearest train station	Woodlesford
Nearest train station distance (m)	2093.80
Nearest bus stop	365
Nearest bus stop distance (m)	350.78
Agricultural classification	Grade 3
Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Protected Area of Search (PAS) site on UDP. The site is situated between the existing built up area and Oulton Park. Well contained boundary following the road, cricket pitch and golf course. No Highways concerns.

Site affects others?

Sustainability summary

Summary of reps

Site granted outline planning approval.

Anti

Previously rejected for housing. Independent inquiry which rejected it on crucial grounds like full schools and access. Development of the site would allow a linking up of two defined separate settlement areas whilst isolating a designated UDP N5 (Playing Pitch) also identified as Outdoors Sports Provision in the Open Space Audit. This site also has a highly visible skyline and its rising ground is quite prominent from various viewpoints.

English Heritage

There needs to be an evaluation of what contribution this open area makes to the setting of the adjacent Grade II Registered Park and Garden at Oulton Hall. If this area does make an important contribution to the character of the Conservation Area, then the plan would need to explain why its loss and subsequent development is considered to be acceptable. If allocated, development proposals would need to ensure that those elements which contribute to the character of that part of the adjacent Conservation Area are not harmed.

Metro

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

Distance to Core Network (Centre of site)	Buses Per Hour	Access to Primary Schools	Access to Secondary Schools	Access to Primary Health
855	4	Yes	No	Yes

Comments on phasing

DPP Allocation

Identified housing site

DPP Allocation Conclusion

Protected Area of Search (PAS) site on UDP with Planning Permission.

Site Details

Easting	436859	Northing	429331	Site area ha	1.4	SP7	Major Settlement Infill
HMCA	Outer South				Ward	Rothwell	

Site Characteristics

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

Other land uses - None

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

Description	

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

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SHLAA conclusions

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

Summary of infrastructure provider comments

Highways Agency

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

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	
FZ3b (SFRA) all site. See comments in our previous I&O consultation (site should be sieved out) .Canal runs adjacent to site along northern boundary side.	

LCC

Ecology support	Supported with mitigation
Supported with mitigation (Amber) - This proposed allocation lies adjacent to the Aire and Calder Navigation a UK BAP Priority Habitat. Provide a minimum standoff from the canal of 10m. Plant with locally native scrub species. The canal is used by otter and bats both European protected species.	

Ecology boundary

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Education comments

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Flood Risk

Mostly Flood Zone 3B, Functional Flood Plain. Only water compatible uses are appropriate in this part of the site. A small part of site, located in the NW corner is in FZ1, however this is probably too small an area to be developed.
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Utilities

Gas	

Electric

--

Fire and Rescue

--

Telecoms

--

Other

English Heritage	

Natural England

--

App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Woodlesford
Nearest train station distance (m)	257.42
Nearest bus stop	7505
Nearest bus stop distance (m)	249.65

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

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

Conclusions

Issues and Options Summary

Site has planning permission

Site affects others?

Sustainability summary

Summary of reps

Planning permission has already been given for this site.

Comments on phasing

DPP Allocation

Identified housing site

DPP Allocation Conclusion

Site has planning permission.

Outer South

499 Aberford Road, Woodlesford

Site Details							
Easting	436874	Northing	429186	Site area ha	3.2	SP7	Major Settlement Infill
HMCA	Outer South				Ward	Rothwell	

Site Characteristics	
Site type	Greenfield
On-site land uses	
Vacant land	
Dwellings	
Neighbouring land uses	
Dwellings	

Other land uses - None

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

Description	

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

SHLAA conclusions

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

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	
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Network Rail

Yorkshire Water

Treatment Works	
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Environment Agency

Constraints	
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LCC

Ecology support	
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Ecology boundary

Education comments

Flood Risk

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

App Number	Proposal	Decision	% of site
13/04894/RM	Reserved Matters application for 21 houses, remediation works and site reprofiling and landscaping	A	77
12/00798/OT	Outline application for means of access and erect circa 41 dwellings	A	77
14/04446/COND	Consent, agreement or approval required by conditions 3, 5, 6, 7, 8, 9, 10, 13, 15, 17, 24, 28 and 29 of Planning Application 13/04894/RM		77

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Woodlesford
Nearest train station distance (m)	122.11
Nearest bus stop	1033
Nearest bus stop distance (m)	188.47

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

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

Conclusions

Issues and Options Summary

Site has planning permission.

Site affects others?

Sustainability summary

Summary of reps

Approved but held back due to decision on HS2 rail line.

Comments on phasing

DPP Allocation

Identified housing site

DPP Allocation Conclusion

Site has planning permission.

Site Details

Easting	433782	Northing	427205	Site area ha	0.5	SP7	Other Rural Infill
HMCA	Outer South				Ward	Rothwell	

Site Characteristics

Site type	Brownfield
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On-site land uses

Vacant land

Adjacent land uses - None

Other land uses - None

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

Description

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

SHLAA conclusions

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

Summary of infrastructure provider comments

Highways Agency

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

Network Rail

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Yorkshire Water

Treatment Works			
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Environment Agency

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

LCC

Ecology support	Supported
Supported	

Ecology boundary

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Education comments

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Flood Risk

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Utilities

Gas			

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage			

Natural England

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

App Number Proposal Decision % of site

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	1.22	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	24.93
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Nearest train station	Woodlesford
Nearest train station distance (m)	3569.02
Nearest bus stop	7843
Nearest bus stop distance (m)	74.44

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

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

Conclusions

Issues and Options Summary

Site has planning permission

Site affects others?

Sustainability summary

Summary of reps

Pro
Combine with 129A / 129B to enable delivery of comprehensive scheme.

Comments on phasing

DPP Allocation

Identified housing site

DPP Allocation Conclusion

Site has planning permission.

Site Details							
Easting	439635	Northing	427236	Site area ha	0.5	SP7	Smaller Settlement Infill
HMCA	Outer South				Ward	Kippax and Methley	

Site Characteristics	
Site type	Brownfield
On-site land uses	
Dwellings	

Adjacent land uses - None

Other land uses - None

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

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

Outer South

515 Main Street, former Bay Horse Public House, Methley

SHLAA conclusions

Availability: Short (=<5 yrs)

Suitability: Suitable

Achievability: Short (=<5yrs)

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Ecology boundary

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Education comments

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Flood Risk

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Utilities

Gas	

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage	

Natural England

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

App Number	Proposal	Decision	% of site
09/01208/FU	Amendment to previous approval 22/345/05/FU (Laying out of access and erection of 22 dwelling houses) to include single storey rear extensions to 8 dwellings		70

09/04917/FU	Amendment to previous approval 22/345/05/FU (Laying out of access and erection of 22 dwelling houses) new house types including single storey rear extension	70
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Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	3.52
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Nearest train station	Woodlesford
Nearest train station distance (m)	3363.03
Nearest bus stop	6099
Nearest bus stop distance (m)	87.72

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

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

Conclusions

Issues and Options Summary

Site has planning permission.

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation

Identified housing site

DPP Allocation Conclusion

Site has planning permission.

Site Details

Easting	435827	Northing	429057	Site area ha	1.6	SP7	Major Settlement Infill
HMCA	Outer South				Ward	Rothwell	

Site Characteristics

Site type	Brownfield
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On-site land uses

Dwellings

Adjacent land uses - None

Other land uses - None

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

Description

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

Outer South

519 Holmsley Lane - Langdale PS, Woodlesford

SHLAA conclusions

Availability: Short (=<5 yrs)

Suitability: Suitable

Achievability: Short (=<5yrs)

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Ecology boundary

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Education comments

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Flood Risk

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Utilities

Gas	

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage	

Natural England

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

App Number	Proposal	Decision	% of site
09/9/00228/MOD	Laying out of access road and erection of 37 houses and 3 storey block of 12 flats with landscaping and laying out of junior football pitchNON MATERIAL AMENDMENT:	M01	100

	Introduction of six panel plain door with fanlight above, artstone heads and cills to front elevations, grp canopies updated to be sleek and less dominant, non contrasting back banding to front elevation, cottage and Georgian window introduced to front elevations. Terca ruddington red removed from site with proposed brick mix to Plots 18 and 20, Plots 25-26 and Plots 29-31		
09/9/00086/MOD	Laying out of access road and erection of 37 houses and 3 storey block of 12 flats with landscaping and laying out of junior football pitchNON MATERIAL AMENDMENT: Replace 6 attached units (Plots 18 to 23) with 3 detached units (proposed as plots 18 to 20)	M01	100

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	47.22	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Woodlesford
Nearest train station distance (m)	993.42
Nearest bus stop	3872
Nearest bus stop distance (m)	123.33

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

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

Conclusions

Issues and Options Summary

Site has planning permission.

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation

Identified housing site

DPP Allocation Conclusion

Site has planning permission.

Site Details

Easting	440098	Northing	427030	Site area ha	0.5	SP7	Smaller Settlement Infill
HMCA	Outer South				Ward	Kippax and Methley	

Site Characteristics

Site type	Brownfield
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On-site land uses

General

Adjacent land uses - None

Other land uses - None

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

Description

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

Outer South

523 Pinfold Lane, Methley WMC, Methley

SHLAA conclusions

Availability: Short (=<5 yrs)

Suitability: Suitable

Achievability: Short (=<5yrs)

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

--

Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Ecology boundary

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Education comments

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Flood Risk

--

Utilities

Gas	

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage	

Natural England

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

App Number	Proposal	Decision	% of site
09/04369/OT	Outline application to erect residential development	R	62

Outer South

523 Pinfold Lane, Methley WMC, Methley

11/00548/EXT	Extension of time for planning application 07/00779/FU for Demolition of working men's club, erection of new club and part 2 storey part 3 storey block of 14 flats	A	98
11/01964/OT	Outline application to erect new community centre and 6 detached dwelling houses	A	96
13/03222/FU	Laying out of access and erection of 6 detached houses		54
10/03236/COND	Consent, agreement or approval required by condition 6 of Planning Application 07/00779/FU	R	98
09/02314/FU	Demolition of working mens club, erection of new social club with associated car parking, three detached 4 bedroom dwellings and change of use of vacant garage/store to form one 1 bedroom dwelling		99
10/05673/COND	Consent, agreement or approval required by conditions 2, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 17, 18 and 22 of Planning Application 07/00779/FU	W	98

Spatial relationships

UDP Designations		
N32 Greenbelt	0.59	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

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

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

Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Woodlesford
Nearest train station distance (m)	3863.52
Nearest bus stop	2529
Nearest bus stop distance (m)	50.32
Agricultural classification	Grade 2

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

Conclusions

Issues and Options Summary

Site has planning permission.

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation

Identified housing site

DPP Allocation Conclusion

Site has planning permission.

Outer South

1006 Wakefield Road , Rothwell

Site Details

Easting	432724	Northing	428345	Site area ha	2.3	SP7	Other
HMCA	Outer South				Ward	Ardsley and Robin Hood	

Site Characteristics

Site type	Greenfield
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description	
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Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

Outer South

1006 Wakefield Road , Rothwell

SHLAA conclusions

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

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

--

Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Ecology boundary

--

Education comments

--

Flood Risk

--

Utilities

Gas	

Electric

--

Fire and Rescue

--

Telecoms

--

Other

English Heritage	

Natural England

--

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

App Number Proposal Decision % of site

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.33
-----------------	------

Nearest train station	Woodlesford
Nearest train station distance (m)	4160.99
Nearest bus stop	11428
Nearest bus stop distance (m)	159.29

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

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

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

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Site not within the settlement hierarchy.

Outer South

1030 Green Lane, Lofthouse, Wakefield (known as Pymont Farm)

Site Details

Easting	433552	Northing	426335	Site area ha	3.1	SP7	Smaller Settlement Extension
HMCA	Outer South				Ward	Ardsley and Robin Hood	

Site Characteristics

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

On-site land uses

Agriculture

Dwellings

Post and Telecom

Neighbouring land uses

Agriculture

Dwellings

Outdoor amenity and open space

Other land uses

LNA to north west

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

Description

Site consists of two fields and one dwelling. The dwelling is located along the southern boundary and has a road frontage, a smaller access is also present in the south east corner but this is quite narrow. The fields are bordered by trees. A pylon is present in the eastern field.

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

Outer South

1030 Green Lane, Lofthouse, Wakefield (known as Pymont Farm)

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

Relates poorly to settlement. Fairly well contained site reducing potential for further sprawl. Currently provides access to the countryside.

SHLAA conclusions

Availability: Short (≤ 5 yrs)

Suitability: LDF to determine

Achievability: Longterm (11+yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

2/3buses per hour, 100% primary & secondary education, 100% primary health

Rank (1-5)

3

Access comments

very limited site frontage with Green Lane

4

Local network comments

cumulative issues

4

Mitigation measures

suitable measure to achieve visibility

Total score

11

Highways site support

yes with mitigation

Contingent on other sites

Contingent on other sites

Highways Agency

Impact	No material impact	Network Status	No objection
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n/a

Network Rail

Yorkshire Water

Treatment Works	Lemonroyd
-----------------	-----------

Combined sewer along western boundary

Environment Agency

Constraints

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

LCC

Ecology support	Supported with mitigation
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Supported with mitigation to protect and enhance the wildlife corridor provided by the disused railway (LNA) to the north.

Outer South

1030 Green Lane, Lofthouse, Wakefield (known as Pymont Farm)

Ecology boundary

Education comments

Flood Risk

Flood Zone 1. Minor watercourse along the NW corner of the site.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

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

App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations

N32 Greenbelt	95.93	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.04	
N1A Allotments	0.00	
N5 Open Space	0.53	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	2.54
-----------------	------

1030 Green Lane, Lofthouse, Wakefield (known as Pymont Farm)

Nearest train station	Woodlesford
Nearest train station distance (m)	4265.93
Nearest bus stop	4630
Nearest bus stop distance (m)	126.41

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

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

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

Conclusions

Issues and Options Summary

Green Belt site. The site has links to the urban area. Access would need to be provided through an existing dwelling, as the southern access is not wide enough. There is also a pylon in the centre of the southern field which would restrict development potential in this area.

Site affects others?

Sustainability summary

Summary of reps

Pro				
Fits well into the village rounding off and generally free of any recognised constraints.				
Anti				
Does not relate well to the existing development.				
Residents have suggested that this site might make a useful extension to the cemetery.				
To build on this site would lose the village feel altogether with no division between Robin Hood and Lofthouse.				
There have been problems on Green Lane with flooding.				
Green Lane is already a 'Rat Run' to and from the M62.				
Metro				
From a public transport perspective, these sites (in principle) would be acceptable for housing development. For the larger sites, site specific mitigation would be required but it is unlikely that substantial bus service provision would be required at these sites (based on the current public transport network).				
Distance to Core Network (Centre of site)	Buses Per Hour	Access to Primary Schools	Access to Secondary Schools	Access to Primary Health
331	12	Yes	Yes	Yes

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Sieved out Green Belt site. The site has links to the urban area. Access would need to be provided through an existing dwelling, as the southern access is not wide enough. There is also a pylon in the centre of the southern field which would restrict development potential in this area.

Outer South

1035 Fleet Lane / Eshald Lane (land at), Oulton LS26 8HT

Site Details

Easting	436742	Northing	428309	Site area ha	1.3	SP7	Major Settlement Extension
HMCA	Outer South				Ward	Rothwell	

Site Characteristics

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

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

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

Description

Greenfield site with well defined boundary. Residential dwellings to the west. Good access.

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

Unrestricted Sprawl Conclusion	Low potential to lead to unrestricted sprawl
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2. Prevent neighbouring towns from merging

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

Coalescence Conclusion	No merging of settlements
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3. Assist in safeguarding the countryside from encroachment

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

Encroachment Conclusion	Site does not perform an important role in safeguarding from encroachment
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4. Preserve the setting and special character of historic towns

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

Character Conclusion	No effect on the setting and special character of historic features
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Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Low potential to lead to sprawl with strong defensible boundary.
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Outer South

1035 Fleet Lane / Eshald Lane (land at), Oulton LS26 8HT

SHLAA conclusions

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

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
Good accessibility	4
Access comments	
Site frontages should provide access	5
Local network comments	
cumulative issues / possible congestion	4
Mitigation measures	Total score
	13
Highways site support	
Yes	
Contingent on other sites	
Contingent on other sites	

Highways Agency

Impact	No material impact	Network Status	No objection
n/a			

Network Rail

Yorkshire Water

Treatment Works	Lemonroyd
Large diameter surface water sewer and large diameter water main along eastern side of the site	

Environment Agency

Constraints	
FZ1 over1 ha. See comments in main text of our response.	

LCC

Ecology support	Supported
Supported	
Ecology boundary	
Education comments	

Outer South

1035 Fleet Lane / Eshald Lane (land at), Oulton LS26 8HT

Flood Risk	
Flood Zone 1.	

Utilities	
Gas	

Electric	
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Fire and Rescue	
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Telecoms	
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Other	
English Heritage	

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

App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations		
N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	23.37	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

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

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

Other Spatial Relationship	
LCC ownership %	0.00
Nearest train station	Woodlesford
Nearest train station distance (m)	771.46
Nearest bus stop	7981
Nearest bus stop distance (m)	366.01
Agricultural classification	Urban

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

Conclusions

Issues and Options Summary

Green Belt site. Site likely to be contingent on site 334 coming forward (otherwise may constitute ribbon development). Flat, no tree cover, with well defined boundary following road.

Site affects others?

Sustainability summary

Summary of reps

Anti				
It is situated on a prominent corner position adjacent to land which is being proposed as amenity green space in the Site Allocations Plan. Vulnerable and exposed Green Belt site, no defensible boundaries on one side. There are other less sensitive amber sites that should be considered first for development. The site might be suitable for the provision of allotments.				
Metro				
Significant developer contributions will be required at these sites to improve the public transport to meet the council LDF accessibility policies; particularly in the larger sites should these be brought forward for development. These include SHLAA ref: 2062, 1032, 1046, 1017 & 1055. Sites which fall marginally outside the 400m catchments and have high bus frequencies or are small sites low capacity are less of concern but are flagged up nonetheless. The table also includes accessibility assessments results to access other services and facilities within acceptable journey times on public transport.				
Distance to Core Network (Centre of site)	Buses Per Hour	Access to Primary Schools	Access to Secondary Schools	Access to Primary Health
608	6	Yes	Yes	Yes

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

Adjoining to settlement, no access issues to the site. Site with well defined boundary.

Site Details

Easting	432893	Northing	428884	Site area ha	11.7	SP7	Major Settlement Extension
HMCA	Outer South				Ward	Rothwell	

Site Characteristics

Site type	Greenfield
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On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

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

Description

A large L-shaped greenfield site located on the urban edge of Rothwell. The site slopes away from Wood Lane. There are two road frontages (Wakefield Road and Wood Lane). A pylon exists to the south east of the site.

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

Green Belt site. Development of site potentially linked with adjacent 1058. Site is relatively well connected to the urban area (shares 2 borders) but development would reduce the Green Belt gap between settlements.

SHLAA conclusions

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

Summary of infrastructure provider comments

LCC Highways Comments		
Public transport accessibility comments		Rank (1-5)
6 buses per hour, 90% employment, 40% primary education		3
Access comments		
adequate site frontage for visibility		5
Local network comments		
cumulative issues		4
Mitigation measures		Total score
		12
Highways site support		
yes		
Contingent on other sites		
Contingent on other sites		

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

Network Rail	

Yorkshire Water	
Treatment Works	Lemonroyd
Surface water sewer along western boundary	

Environment Agency	
Constraints	
FZ1 over1 ha. See comments in main text of our response.	

LCC	
Ecology support	Supported
Supported	

Outer South

1049 Haighside -south of St Georges Hospital, Rothwell

Ecology boundary

Education comments

1049+1058+1259B = 800 houses generates 200 primary and 80 secondary children. New 1FE primary school required. Approx.2FE secondary capacity required across Outer South area.

Flood Risk

Flood Zone 1. Haigh beck runs along the Southern boundary of the site.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Housing sites 1049 and 1058 contain deciduous woodland BAP habitat. If promoted as an allocation, this habitat should be conserved and its biodiversity enhanced.

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

App Number	Proposal	Decision	% of site
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Spatial relationships

UDP Designations

N32 Greenbelt	99.97	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

1049 Haighside -south of St Georges Hospital, Rothwell

LCC ownership %	16.91
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Nearest train station	Woodlesford
Nearest train station distance (m)	3931.94
Nearest bus stop	5749
Nearest bus stop distance (m)	216.64

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

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

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

Conclusions

Issues and Options Summary

Site is relatively well connected to the urban area (shares 2 borders) but it is acknowledged that development would have some impact on the purposes of Green Belt, by reducing the gap between settlements and potential to lead to sprawl. There are pylons running across the centre of site, which would need to be taken into account at design stage.

Site affects others?

Sustainability summary

Summary of reps

Anti
The area was previously a coal mine, potential to disrupt old mine shafts.
Part of the historical Rhubarb Triangle.
Increased risk of flooding from the beck running through the land.
Would it not be possible just to extend slightly site 1049, the newer St Georges estate to possibly the side with a maximum of 200?
Power cables on site.

Pro
It would be preferable that the existing copse, in the south east corner, remains intact as a natural habitat, together with a requirement that a tree/hedge line is formed along the southern boundary, which would create a visible green separation and help mitigate the impact, encroachment and potential sprawl into the Green Belt.

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

Distance to Core Network (Centre of site)	Buses Per Hour	Access to Primary Schools	Access to Secondary Schools	Access to Primary Health
189	12	Yes	Yes	Yes

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

Site is connected to the urban area with establishehd boundaries. Acces via two road frontages (Wakefield Road and Wood Lane).

Outer South

1050 Westfield Road (land off), Robin Hood, near Rothwell WF3

Site Details

Easting	433031	Northing	427400	Site area ha	5.7	SP7	Smaller Settlement Extension
HMCA	Outer South				Ward	Ardsley and Robin Hood	

Site Characteristics

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

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

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

Description

Large single field set to the south of the settlement. Fairly flat site with no features of note. Road frontage runs along the northern boundary with dwellings on the opposite side. Trees line the southern boundary but to the west and east are further fields.

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

Outer South

1050 Westfield Road (land off), Robin Hood, near Rothwell WF3

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

Site is out of scale when compared to settlement size. Development to south of road currently serving as a strong defensible boundary, high 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

3buses per hour, 100% primary & secondary education

Rank (1-5)

4

Access comments

access ok from Westfield Road

5

Local network comments

cumulative issues

4

Mitigation measures

Total score

13

Highways site support

Yes

Contingent on other sites

Contingent on other sites

Highways Agency

Impact No material impact Network Status No objection

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

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

Environment Agency

Constraints FZ 2 & 3

Small area of site in FZ3 towards southern boundary. See comments in main text of our response

Outer South

1050 Westfield Road (land off), Robin Hood, near Rothwell WF3

LCC

Ecology support

Supported

Supported

Ecology boundary

Education comments

Flood Risk

Flood Zone 1. West beck runs along the Southern boundary.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

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

App Number	Proposal	Decision	% of site

Spatial relationships

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

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

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Woodlesford
Nearest train station distance (m)	4143.63
Nearest bus stop	14075
Nearest bus stop distance (m)	124.00

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

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

Conclusions

Issues and Options Summary

Green Belt site. The site proposed is large in scale and does not connect well to the built up area. Development on this site would result in significant sprawl into the Green Belt in relation to the size of the settlement, crossing the road which at present serves as a strong defensible boundary.

Site affects others?

Sustainability summary

Summary of reps

Metro				
We agree that these sites would not be suitable for housing development.				
Distance to Core Network (Centre of site)	Buses Per Hour	Access to Primary Schools	Access to Secondary Schools	Access to Primary Health
517	12	Yes	Yes	Yes

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. The site proposed is large in scale and does not connect well to the built up area. Development on this site would result in significant sprawl into the Green Belt in relation to the size of the settlement.

Outer South

1058 Haighside, Rothwell LS26

Site Details

Easting	433315	Northing	428643	Site area ha	10.3	SP7	Major Settlement Extension
HMCA	Outer South				Ward	Rothwell	

Site Characteristics

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

On-site land uses

Agriculture

Dwellings

Neighbouring land uses

Agriculture

Dwellings

Other land uses

Just the one house on site

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

Description

Mixed brown/greenfield site to the west of Rothwell. The site includes fields and a residential property. Housing to the north, and fields to the south. A beck follows the southern boundary.

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

Outer South

1058 Haighside, Rothwell LS26

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

Green Belt site to the west of Rothwell. Development of site potentially linked with adjacent site 1049. As with 1049, development would reduce the Green Belt gap between Rothwell and Robin Hood.

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)
3 buses per hour, 40% primary education & 15% primary health	4

Access comments	
requires adjacent site	3

Local network comments	
cumulative issues	4

Mitigation measures	Total score
	11

Highways site support
no

Contingent on other sites

Contingent on other sites

Highways Agency

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

Network Rail

Yorkshire Water

Treatment Works	Lemonroyd
Various large combined, surface water and foul sewers cross and converge within the site	

Environment Agency

Constraints
FZ1 over1 ha. See comments in main text of our response.

LCC

Ecology support	Supported with mitigation
Supported with mitigation to protect and enhance the wildlife corridor of the Haigh Beck. Retain a minimum 20 metre corridor from the beck. Otters, bats and Water Voles to consider	

Outer South

1058 Haighside, Rothwell LS26

Ecology boundary

Education comments

1049+1058+1259B = 800 houses generates 200 primary and 80 secondary children. New 1FE primary school required. Approx.2FE secondary capacity required across Outer South area.

Flood Risk

Flood Zone 1. Haigh beck runs along the Southern boundary of the site.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Housing sites 1049 and 1058 contain deciduous woodland BAP habitat. If promoted as an allocation, this habitat should be conserved and its biodiversity enhanced.

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

App Number	Proposal	Decision	% of site
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Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	12.89
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Nearest train station	Woodlesford
Nearest train station distance (m)	3532.02
Nearest bus stop	9234
Nearest bus stop distance (m)	376.74

Agricultural classification	Grade 2
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

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

Conclusions

Issues and Options Summary

Development of site potentially linked with adjacent site 1049. It is acknowledged that development would have some impact on the purposes of Green Belt, by reducing the gap between settlements and the potential to lead to sprawl.

Site affects others?

Sustainability summary

Summary of reps

Anti
Part of site is well covered by a range of trees and vegetation and is separate from the adjoining farm land and is in different ownership. The area was previously a coal mine which was accessed from Low Shops Lane.
This particular area was considered unsuitable previously because of the air shaft that used to serve the mine.
Part of the historical Rhubarb Triangle.
Impact on public rights of way.
Anti
Would highly rely on access via the internal road system of the Haighside Estate.
Would it not be possible just to extend slightly site 1049, the newer St Georges estate to possibly the side with a maximum of 200?
The land presently forms a separation between the Haighside estate and other areas of Rothwell.
Power cables on site.
It is not well linked to the main settlement hierarchy and is adjacent to a designated UDP N1 (Greenspace), also identified as Local Park in the Open Space Audit.

Metro
We are minded to recommend that these sites were not prioritised for housing until other more accessible sites have been considered. Sites which fall marginally outside the 400m catchments and have high bus frequencies or are small low capacity sites are less of concern but are flagged up nonetheless.

Distance to Core Network (Centre of site)	Buses Per Hour	Access to Primary Schools	Access to Secondary Schools	Access to Primary Health
647	12	Yes	Yes	Yes

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

Site is connected to the urban area with established boundaries. Local preference.

Outer South

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 Hunslet	

Site Characteristics

Site type	Mixed
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

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SHLAA conclusions

Availability: Short (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
Mitigation measures	Total score
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	Network Status	No objection subject to satisfactory mitigation
Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of 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

Ecology support	Supported
Supported	

Ecology boundary

Education comments

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Outer South

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

Flood Risk

Flood Zone 1

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

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

App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	2.93
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Nearest train station	Woodlesford
Nearest train station distance (m)	4355.48
Nearest bus stop	5691
Nearest bus stop distance (m)	113.89

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

Conclusions

Issues and Options Summary

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.

Outer South

1223 Watergate (land north of), Methley

Site Details

Easting	439260	Northing	426287	Site area ha	7.4	SP7	Smaller Settlement Extension
HMCA	Outer South				Ward	Kippax and Methley	

Site Characteristics

Site type	Greenfield
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On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

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

Description

Site includes two large fields in agricultural use which are set between Methley and Mickletown. Road frontage is available on the south and east boundaries. Trees line the boundaries Pylons cross the site from west to east.

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

Outer South

1223 Watergate (land north of), Methley

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

Large site, could set precedent for further sprawl if developed. Would reduce separation between settlements.

SHLAA conclusions

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

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
2 buses per hour, 5% Health, 0% Employment, 0% Primary, 0% Secondary	1

Access comments	
Frontage onto Watergate and Churchside with scope for required visibility	5

Local network comments	
The scale of the development should not cause an issue on the local network	5

Mitigation measures	Total score
	11

Highways site support
No

Contingent on other sites

Contingent on other sites

Highways Agency

Impact	No material impact	Network Status	No objection
n/a			

Network Rail

No issues unless site also includes land east of road, then there would be embankment protection issues.

Yorkshire Water

Treatment Works	Lemonroyd
Culverted watercourse crosses the centre of the site	

Environment Agency

Constraints	
FZ1 over1 ha. See comments in main text of our response.	

LCC

Ecology support	Supported
Supported	

Outer South

1223 Watergate (land north of), Methley

Ecology boundary

Education comments

Flood Risk

Site lies almost entirely in Flood Zone 3. NW corner is shown to be in Flood Zone 1. Compensatory flood plain storage would need to be addressed as well as flood risk.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

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

App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations

N32 Greenbelt	99.93	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input checked="" type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.00
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1223 Watergate (land north of), Methley

Nearest train station	Woodlesford
Nearest train station distance (m)	3705.09
Nearest bus stop	3645
Nearest bus stop distance (m)	133.52

Agricultural classification	Grade 2
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input type="checkbox"/>

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

Conclusions

Issues and Options Summary

Green Belt site. Large site, could set precedent for further sprawl if developed. Highways concerns re accessibility.

Site affects others?

Sustainability summary

Summary of reps

Anti
Mineral Products Association
Would severely compromise the mineral strategy for LCC adopted in January 2013, site sits squarely in the adopted Area of Search for Sand and Gravel (AoS). Any alternative allocation of land within the AoS will fatally compromise the LCC strategy for aggregates provision for the next 15 years. The Methley AoS represents 38% of the total quantity of mineral remaining for aggregates extraction (under current constraints) within the whole of West Yorkshire.
Any suggestion of future hope value for lucrative alternative land uses is very likely to make the land within the AoS unavailable to mineral operators under the likely assumption that landowners will not be prepared to deal with mineral operators if they perceive that future hope value will be adversely affected by mineral extraction. Policy statements therefore need to stress the strategic importance of retaining this land for aggregates extraction prior to the consideration of anything else.
In addition, we ask that any proposals for housing should be accompanied by a detailed and professional mineral assessment that shows the quantity, extent and quality of aggregate mineral present in the site, proposals for prior extraction, and the likely impact of development on the ability of adjacent areas to produce and transport mineral.

Metro				
We agree that these sites would not be suitable for housing development.				
Distance to Core Network (Centre of site)	Buses Per Hour	Access to Primary Schools	Access to Secondary Schools	Access to Primary Health
679	4	No	Yes	Yes

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. Large site, could set precedent for further sprawl if developed. Highways concerns raised over accessibility.

Outer South

1224 Church Lane (land south of), Mickletown

Site Details

Easting	439257	Northing	426845	Site area ha	2.5	SP7	Smaller Settlement Extension
HMCA	Outer South				Ward	Kippax and Methley	

Site Characteristics

Site type	Greenfield
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On-site land uses

Agriculture

Neighbouring land uses

Transport tracks and ways

Dwellings

Agriculture

Other land uses - None

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

Description

Greenfield site off Church Lane, Mickletown. The site has a well defined boundary and borders housing to the north, railway line to the west and fields to the south and east.

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

Outer South

1224 Church Lane (land south of), Mickletown

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

Green Belt site. The site is well connected to the built up area and has a clearly defined boundary.

SHLAA conclusions

Availability: Unknown Suitability: Unsuitable Achievability: Uncertain

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
4 buses per hour, 100% employment & primary health, 100% secondary education	4

Access comments	
less than 10m frontage with Church Lane	2

Local network comments	
spare capacity	5

Mitigation measures	Total score
limited scope to improve the access	11

Highways site support	
Limited access potential	

Contingent on other sites	

Contingent on other sites	

Highways Agency

Impact	No material impact	Network Status	No objection

Network Rail

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Yorkshire Water

Treatment Works	Lemonroyd

Environment Agency

Constraints	FZ 2 & 3
FZ2/3. See comments in main text of our response	

LCC

Ecology support	Supported
Supported	

Outer South

1224 Church Lane (land south of), Mickletown

Ecology boundary

Education comments

2129+289+1224+1225A and C = 944 houses generates 236 primary and 94 secondary children. New 1FE primary school required, or land to expand existing Methley Primary.

Flood Risk

Site lies almost entirely in Flood Zone 3. Only the SW corner is shown to be in Flood Zone 1. Compensatory flood plain storage would need to be addressed as well as flood risk.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

This site lies opposite the Methley Church Side Conservation Area. In view of the duty on the Council to preserve or enhance the character or appearance of its Conservation Areas including their setting, there will need to be some assessment of what contribution this area makes to the landscape setting of the Conservation Area. If this area does make an important contribution to the character of the Conservation Area, then the plan would need to explain why its loss and subsequent development is considered to be acceptable. It also adjoins Harrison's Bridge a Grade II Listed Building. There is a requirement in the 1990 Act that "special regard" should be had to the desirability of preserving Listed Buildings or their setting or any features of special architectural or historic interest which they possess. Consequently, if allocated, any development proposals for this area would need to ensure that those elements which contribute to the significance of these assets are not harmed.

Natural England

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

App Number	Proposal	Decision	% of site
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Spatial relationships

UDP Designations

Core Strategy

1224 Church Lane (land south of), Mickletown

N32 Greenbelt	98.52	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

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

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

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Woodlesford
Nearest train station distance (m)	3303.76
Nearest bus stop	4155
Nearest bus stop distance (m)	204.78

Agricultural classification	Grade 2
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

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

Conclusions

Issues and Options Summary

Green Belt site. The site is well connected to the built up area and has a clearly defined boundary. Highways concerns regarding access.

Site affects others?

Sustainability summary

Summary of reps

Anti

The only access would be via the estate or onto the A63 at the pinch-point created by the 823 development.

Concerns over flooding issues - low lying nature of 1224 and reliance on pumping schemes to relieve long standing coal subsidence.

Mineral Products Association

Would severely compromise the mineral strategy for LCC adopted in January 2013, site sits squarely in the adopted Area of Search for Sand and Gravel (AoS). Any alternative allocation of land within the AoS will fatally compromise the LCC strategy for aggregates provision for the next 15 years. The Methley AoS represents 38% of the total quantity of mineral remaining for aggregates extraction (under current constraints) within the whole of West Yorkshire.

Any suggestion of future hope value for lucrative alternative land uses is very likely to make the land within the AoS unavailable to mineral operators under the likely assumption that landowners will not be prepared to deal with mineral operators if they perceive that future hope value will be adversely affected by mineral extraction. Policy statements therefore need to stress the strategic importance of retaining this land for aggregates extraction prior to the consideration of anything else.

In addition, we ask that any proposals for housing should be accompanied by a detailed and professional mineral assessment that shows the quantity, extent and quality of aggregate mineral present in the site, proposals for prior extraction, and the likely impact of development on the ability of adjacent areas to produce and transport mineral.

Metro

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

Distance to Core Network (Centre of site)	Buses Per Hour	Access to Primary Schools	Access to Secondary Schools	Access to Primary Health
148	4	No	Yes	Yes

Comments on phasing

DPP Allocation

Safeguarded land (PAS)

DPP Allocation Conclusion

Site allocated as PAS in the UDP and not situated within land defined as the Green Belt. Mickletown is a smaller settlement within the CS settlement hierarchy and release of this site would not fit with CS priorities, there are local preferences for alternative sites/strategic options and therefore site should be retained as PAS.

Outer South

1225A Pinfold Lane (land west of), Mickletown

Site Details

Easting	439703	Northing	426693	Site area ha	20.9	SP7	Smaller Settlement Extension
HMCA	Outer South				Ward	Kippax and Methley	

Site Characteristics

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

Other land uses - None

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

Description	
Large greenfield site to the south of Mickletown. The site runs between Pinfold Lane and Leeds/Castleford railway line.	

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

Green Belt site. The site is contingent on sites 1224 and 1225C coming forward. Although the site would not set a precedent for unrestricted sprawl, the size and scale of the site is a concern.

Outer South

1225A Pinfold Lane (land west of), Mickletown

SHLAA conclusions

Availability: Unknown

Suitability: Unsuitable

Achievability: Uncertain

Summary of infrastructure provider comments

Highways Agency

Impact	Network Status
Likely to require significant physical mitigation.	

Network Rail

Yorkshire Water

Treatment Works	Lemonroyd

Environment Agency

Constraints	FZ 2 & 3
FZ2/3. See comments in main text of our response	

LCC

Ecology support	

Ecology boundary

Education comments

2129+289+1224+1225A and C = 944 houses generates 236 primary and 94 secondary children. New 1FE primary school required, or land to expand existing Methley Primary.

Flood Risk

Site lies almost entirely in Flood Zones 2 and 3. Only the NW corner is shown to be in Flood Zone 1. Compensatory flood plain storage would need to be addressed as well as flood risk.

Utilities

Electric

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Fire and Rescue

Telecoms

Other

English Heritage	
<p>the Conservation Area, then the plan would need to explain why its loss and subsequent development is considered to be acceptable. It also adjoins Harrison's Bridge a Grade II Listed Building. There is a requirement in the 1990 Act that "special regard" should be had to the desirability of preserving Listed Buildings or their setting or any features of special architectural or historic interest which they possess. Consequently, if allocated, any development proposals for this area would need to ensure that those elements which contribute to the significance of these assets are not harmed.</p>	

Natural England

Planning History: Applications since 1/1/2000, covering more than 50% of the site.

Outer South

1225A Pinfold Lane (land west of), Mickletown

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	99.72	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Woodlesford
Nearest train station distance (m)	3740.40
Nearest bus stop	4574
Nearest bus stop distance (m)	391.03

Agricultural classification	Grade 2
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

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

Conclusions

Issues and Options Summary

Green Belt site. The site is likely to be contingent on sites 1224 and 1225C. Although fairly well containedl, the size and scale of the site is a concern.

Site affects others?

Sustainability summary

Summary of reps

Anti
Concerns over flooding issues - low lying nature of 1225 and reliance on pumping schemes to relieve long standing coal subsidence. The only point of access is a narrow farm track from Pinfold Lane which would be unsuitable for residential development.

English Heritage
This site lies opposite the Methley Church Side Conservation Area. In view of the duty on the Council to preserve or enhance the character or appearance of its Conservation Areas including their setting, there will need to be some assessment of what contribution this area makes to the landscape setting of the Conservation Area. If this area does make an important contribution to the character of the Conservation Area, then the plan would need to explain why its loss and subsequent development is considered to be acceptable. It also adjoins Harrison's Bridge a Grade II Listed Building. There is a requirement in the 1990 Act that special regard should be had to the desirability of preserving Listed Buildings or their setting or any features of special architectural or historic interest which they possess. Consequently, if allocated, any development proposals for this area would need to ensure that those elements which contribute to the significance of these assets are not harmed.

Mineral Products Association
Would severely compromise the mineral strategy for LCC adopted in January 2013, site sits squarely in the adopted Area of Search for Sand and Gravel (AoS). Any alternative allocation of land within the AoS will fatally compromise the LCC strategy for aggregates provision for the next 15 years. The Methley AoS represents 38% of the total quantity of mineral remaining for aggregates extraction (under current constraints) within the whole of West Yorkshire.
Any suggestion of future hope value for lucrative alternative land uses is very likely to make the land within the AoS unavailable to mineral operators under the likely assumption that landowners will not be prepared to deal with mineral operators if they perceive that future hope value will be adversely affected by mineral extraction. Policy statements therefore need to stress the strategic importance of retaining this land for aggregates extraction prior to the consideration of anything else.
In addition, we ask that any proposals for housing should be accompanied by a detailed and professional mineral assessment that shows the quantity, extent and quality of aggregate mineral present in the site, proposals for prior extraction, and the likely impact of development on the ability of adjacent areas to produce and transport mineral.

Metro

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

Distance to Core Network (Centre of site)	Buses Per Hour	Access to Primary Schools	Access to Secondary Schools	Access to Primary Health
136	4	No	Yes	Yes

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Sufficient PAS elsewhere in other HMCAs and also conflicts with Natural Resources and Waste Local Plan.

Outer South

1225B Pinfold Lane (land west of), Mickletown

Site Details

Easting	439816	Northing	426355	Site area ha	26	SP7	Smaller Settlement Extension
HMCA	Outer South				Ward	Kippax and Methley	

Site Characteristics

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

Other land uses - None

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

Description	
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Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

Development of site would result in merging of Mickletown and Methley.
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Outer South

1225B Pinfold Lane (land west of), Mickletown

SHLAA conclusions

Availability: Unknown

Suitability: Unsuitable

Achievability: Uncertain

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	
Likely to require significant physical mitigation.			

Network Rail

Yorkshire Water

Treatment Works	Lemonroyd
Combined sewer within farm track	

Environment Agency

Constraints	FZ 2 & 3
FZ2/3. See comments in main text of our response	

LCC

Ecology support	

Ecology boundary

Education comments

Flood Risk

Site lies almost entirely in Flood Zones 2 and 3. Only small area of land along Southern boundary is shown to be in Flood Zone 1. Compensatory flood plain storage would need to be addressed as well as flood risk.

Utilities

Gas	

Electric	

Fire and Rescue

Telecoms

Other

English Heritage	

Natural England

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

App Number	Proposal	Decision	% of site
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Spatial relationships

UDP Designations

N32 Greenbelt	99.91	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Woodlesford
Nearest train station distance (m)	4046.95
Nearest bus stop	14187
Nearest bus stop distance (m)	244.32

Agricultural classification	Grade 2
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

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

Conclusions

Issues and Options Summary

Green Belt site. Large site not in keeping with the surrounding urban area and settlement pattern of Methley. Development would result in merging of Mickletown with Methley.

Site affects others?

Sustainability summary

Summary of reps

Anti
Site encroaches onto the edge of an area of particular local cultural value for the people of Yeadon and Guiseley and would have unacceptable visual impacts for existing residents, users of two very popular public footpaths and a registered village green at Yeadon Banks.
Concerns over flooding issues - low lying nature of 1225 and reliance on pumping schemes to relieve long standing coal subsidence.

Mineral Products Association
Would severely compromise the mineral strategy for LCC adopted in January 2013, site sits squarely in the adopted Area of Search for Sand and Gravel (AoS). Any alternative allocation of land within the AoS will fatally compromise the LCC strategy for aggregates provision for the next 15 years. The Methley AoS represents 38% of the total quantity of mineral remaining for aggregates extraction (under current constraints) within the whole of West Yorkshire.
Any suggestion of future hope value for lucrative alternative land uses is very likely to make the land within the AoS unavailable to mineral operators under the likely assumption that landowners will not be prepared to deal with mineral operators if they perceive that future hope value will be adversely affected by mineral extraction. Policy statements therefore need to stress the strategic importance of retaining this land for aggregates extraction prior to the consideration of anything else.
In addition, we ask that any proposals for housing should be accompanied by a detailed and professional mineral assessment that shows the quantity, extent and quality of aggregate mineral present in the site, proposals for prior extraction, and the likely impact of development on the ability of adjacent areas to produce and transport mineral.

Metro We agree that these sites would not be suitable for housing development.				
Distance to Core Network (Centre of site)	Buses Per Hour	Access to Primary Schools	Access to Secondary Schools	Access to Primary Health
741	4	Yes	Yes	Yes

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. Large site not in keeping with the surrounding urban area and settlement pattern of Methley. Development would cause merging of Mickletown with Methley.

Outer South

1225C Pinfold Lane (land west of), Mickletown

Site Details

Easting	439578	Northing	426933	Site area ha	2.2	SP7	Smaller Settlement Extension
HMCA	Outer South				Ward	Kippax and Methley	

Site Characteristics

Site type	Greenfield
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On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Allotment and city farm

Other land uses - None

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

Description

Greenfield site adjacent to 1224. Allotments and housing to east, housing to north and fields to south and west.
--

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

Outer South

1225C Pinfold Lane (land west of), Mickletown

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

Green Belt site. Well connected to the built up area and would partially round off settlement.

SHLAA conclusions

Availability: Unknown Suitability: Unsuitable Achievability: Uncertain

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	
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Likely to require significant physical mitigation.

Network Rail

Yorkshire Water

Treatment Works	
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Environment Agency

Constraints	
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FZ3. See comments in main text of our response.

LCC

Ecology support	
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Ecology boundary

Education comments

2129+289+1224+1225A and C = 944 houses generates 236 primary and 94 secondary children. New 1FE primary school required, or land to expand existing Methley Primary.

Flood Risk

Site lies almost entirely in Flood Zone 3. Compensatory flood plain storage would need to be addressed as well as flood risk.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Outer South

1225C Pinfold Lane (land west of), Mickletown

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

App Number	Proposal	Decision	% of site
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Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Woodlesford
Nearest train station distance (m)	3492.49
Nearest bus stop	10446
Nearest bus stop distance (m)	153.90

Agricultural classification	Grade 2
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

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

Conclusions

Issues and Options Summary

Green Belt site. Flat site with no tree cover and well connected to the built up area. However, due to poor access, likely to be contingent on adjacent site 1224.

Site affects others?

Sustainability summary

Summary of reps

Anti

Concerns over flooding issues - low lying nature of 1225 and reliance on pumping schemes to relieve long standing coal subsidence. The need to access the site through adjacent land presents deliverability questions. Furthermore, it is not evident that suitable access can be secured from Church Lane for site 1224.

Mineral Products Association

Would severely compromise the mineral strategy for LCC adopted in January 2013, site sits squarely in the adopted Area of Search for Sand and Gravel (AoS). Any alternative allocation of land within the AoS will fatally compromise the LCC strategy for aggregates provision for the next 15 years. The Methley AoS represents 38% of the total quantity of mineral remaining for aggregates extraction (under current constraints) within the whole of West Yorkshire.

Any suggestion of future hope value for lucrative alternative land uses is very likely to make the land within the AoS unavailable to mineral operators under the likely assumption that landowners will not be prepared to deal with mineral operators if they perceive that future hope value will be adversely affected by mineral extraction. Policy statements therefore need to stress the strategic importance of retaining this land for aggregates extraction prior to the consideration of anything else.

In addition, we ask that any proposals for housing should be accompanied by a detailed and professional mineral assessment that shows the quantity, extent and quality of aggregate mineral present in the site, proposals for prior extraction, and the likely impact of development on the ability of adjacent areas to produce and transport mineral.

Comments on phasing

DPP Allocation

Safeguarded land (PAS)

DPP Allocation Conclusion

Site allocated as PAS in the UDP and not situated within land defined as the Green Belt. Mickletown is a smaller settlement within the CS settlement hierarchy and release of this site would not fit with CS priorities, there are local preferences for alternative sites/strategic options and therefore site should be retained as PAS.

Site Details

Easting	435685	Northing	426352	Site area ha	83.8	SP7	
HMCA	Outer South				Ward	Rothwell	

Site Characteristics

Site type	Greenfield
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description	
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Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

SHLAA conclusions

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

Summary of infrastructure provider comments

Highways Agency	
Impact	Network Status

Network Rail

Yorkshire Water
Treatment Works

Environment Agency
Constraints

LCC
Ecology support

Ecology boundary

Education comments

Flood Risk

Utilities
Gas

Electric

Fire and Rescue

Telecoms

Other
English Heritage

Natural England

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

App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.75
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Nearest train station	Woodlesford
Nearest train station distance (m)	2951.43
Nearest bus stop	10243
Nearest bus stop distance (m)	466.88

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

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

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation
Not proposed as housing allocation

DPP Allocation Conclusion
Large Greenbelt Site. Protect greenbelt from encroachment and unrestricted sprawl into the greenbelt.

Outer South

1259A Bullough Lane - Haigh Farm (land adjacent to), Rothwell Haigh LS26 0JY

Site Details

Easting	434698	Northing	429425	Site area ha	5.3	SP7	Major Settlement Extension
HMCA	Outer South				Ward	Rothwell	

Site Characteristics

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

On-site land uses

Agriculture
Dwellings

Neighbouring land uses

Agriculture
Dwellings

Other land uses - None

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

Description

Greenfield site to the north of Rothwell.

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

Outer South

1259A Bullough Lane - Haigh Farm (land adjacent to), Rothwell Haigh LS26 0JY

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

Development would lead to urban sprawl and encroachment of countryside.

SHLAA conclusions

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

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
5 buses per hour, 50% primary education, 40% primary health, 60% employment	4

Access comments	
site could not be accessed in isolation from 1259B	3

Local network comments	
cumulative issues / possible congestion	4

Mitigation measures	Total score
widening of Bullough Lane within site boundary	11

Highways site support	
yes with mitigation	

Contingent on other sites	

Contingent on other sites	

Highways Agency

Impact		Network Status	
No objection subject to mitigation			

Network Rail

Yorkshire Water

Treatment Works	Lemonroyd
Private water supply main within northern part of site	

Environment Agency

Constraints	
FZ1 over1 ha. See comments in main text of our response.	

LCC

Ecology support	

Outer South

1259A Bullough Lane - Haigh Farm (land adjacent to), Rothwell Haigh LS26 0JY

Ecology boundary

Education comments

Flood Risk

Flood Zone 1

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

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

App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.01
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1259A Bullough Lane - Haigh Farm (land adjacent to), Rothwell Haigh LS26 0JY

Nearest train station	Woodlesford
Nearest train station distance (m)	2151.41
Nearest bus stop	5301
Nearest bus stop distance (m)	295.63

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

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

Conclusions

Issues and Options Summary

Green Belt site. Land to the north of Rothwell. The site does not relate to the existing settlement pattern and development would constitute urban sprawl.

Site affects others?

Sustainability summary

Summary of reps

Pro
Our own assessment has identified that the site is within a 15 minute walk of Rothwell Church of England Voluntary Controlled Primary School. All of 1259A meets the accessibility standard for healthcare facilities, and the majority of 1259B meets the standard. With regard to access to employment opportunities, there are 6 buses per hour into Leeds city centre from the bus stops on Leeds Road. This exceeds the Leeds City Council standard.
The development of the site could provide opportunities to connect existing residential areas with RothwellCountry Park. The site should be seen as a comprehensive development site, and not split into two sections of A and B.
The site access has been investigated by a highways consultant and this can be provided and delivered so is not to be considered a constraint to the sites development.

Anti
It is isolated from the main settlement hierarchy and any potential housing allocation could lead to urban sprawl into the Greenbelt. The site is also irregular and disjointed as it straddles a belt identified as Natural Greenspace in the Open Space Audit, which reflects the line of the Dismantled Railway located just to the west of Bullough Lane.

Metro

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

Distance to Core Network (Centre of site)	Buses Per Hour	Access to Primary Schools	Access to Secondary Schools	Access to Primary Health
282	6	Yes	Yes	Yes

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. Land to the north of Rothwell. The site does not relate to the existing settlement pattern and development would constitute urban sprawl.

Outer South

1259B Bullough Lane - Haigh Farm (land adjacent to), Rothwell Haigh LS26 0JY

Site Details

Easting	435079	Northing	429367	Site area ha	8.5	SP7	Major Settlement Extension
HMCA	Outer South				Ward	Rothwell	

Site Characteristics

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

Other land uses - None

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

Description	Greenfield site to the north of Rothwell. The site is contained by Rothwell Country Park to the north and housing to the south. There is no tree cover and the boundary is well defined.
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Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

Outer South

1259B Bullough Lane - Haigh Farm (land adjacent to), Rothwell Haigh LS26 0JY

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

Green Belt site. Unlike 1259A, site B is better related to the existing settlement layout and contained by the park to the north .

SHLAA conclusions

Availability: Short (≤ 5 yrs)

Suitability: LDF to determine

Achievability: Longterm (11+yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

5 buses per hour, 50% primary education, 40% primary health, 60% employment

Rank (1-5)

4

Access comments

access via Bullough Lane looks possible but will need widening

4

Local network comments

cumulative issues / possible congestion

4

Mitigation measures

widening of Bullough Lane within site boundary

Total score

12

Highways site support

yes with mitigation

Contingent on other sites

Contingent on other sites

Highways Agency

Impact

Network Status

No objection subject to mitigation

Network Rail

Yorkshire Water

Treatment Works

Lemonroyd

Water mains and sewers within farm track to the west

Environment Agency

Constraints

FZ1 over1 ha. See comments in main text of our response.

LCC

Ecology support

Outer South

1259B Bullough Lane - Haigh Farm (land adjacent to), Rothwell Haigh LS26 0JY

Ecology boundary

Education comments

1049+1058+1259B = 800 houses generates 200 primary and 80 secondary children. New 1FE primary school required. Approx.2FE secondary capacity required across Outer South area.

Flood Risk

Flood Zone 1

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

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

App Number	Proposal	Decision	% of site
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Spatial relationships

UDP Designations

N32 Greenbelt	99.94	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	7.54
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1259B Bullough Lane - Haigh Farm (land adjacent to), Rothwell Haigh LS26 0JY

Nearest train station	Woodlesford
Nearest train station distance (m)	1765.33
Nearest bus stop	13789
Nearest bus stop distance (m)	361.14

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

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

Conclusions

Issues and Options Summary

Green Belt site. Unlike 1259A, site B is better related to the existing settlement layout and contained by the park to the north .

Site affects others?

Sustainability summary

Summary of reps

Pro
Our own assessment has identified that the site is within a 15 minute walk of Rothwell Church of England Voluntary Controlled Primary School. All of 1259A meets the accessibility standard for healthcare facilities, and the majority of 1259B meets the standard. With regard to access to employment opportunities, there are 6 buses per hour into Leeds city centre from the bus stops on Leeds Road. This exceeds the Leeds City Council standard.
The development of the site could provide opportunities to connect existing residential areas with RothwellCountry Park. The site should be seen as a comprehensive development site, and not split into two sections of A and B.
The site access has been investigated by a highways consultant and this can be provided and delivered so is not to be considered a constraint to the sites development.

The western boundary should only extend up to Bullough Lane, which would help retain a belt identified as Natural Greenspace in the Open Space Audit which reflects the line of the Dismantled Railway located just to the west of Bullough Lane. We would also recommend that the existing tree/hedge line along the south boundary be maintained and also extended along the whole length of this boundary, in order to provide a visible green separation to the existing settlements and help mitigate the impact and encroachment into the Greenbelt.

Anti
The bulk and massing of such development at the foot of the hill adjacent to the Rothwell County Park would have a devastating visual impact on the setting and character of it and it would be very visible from the public footpaths and bridleways adjoining it.

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

Distance to Core Network (Centre of site)	Buses Per Hour	Access to Primary Schools	Access to Secondary Schools	Access to Primary Health
381	6	Yes	Yes	Yes

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

Site is related to the existing settlement layout and contained by the park to the north with a well defined boundary.

Site Details

Easting	433717	Northing	425971	Site area ha	6.4	SP7	Smaller Settlement Extension
HMCA	Outer South				Ward	Ardsley and Robin Hood	

Site Characteristics

Site type	Greenfield
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On-site land uses

Agriculture

Neighbouring land uses

Dwellings

Transport tracks and ways

Manufacturing and Wholesale

Other land uses - None

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

Description

Agricultural land consisting of five fields with no buildings. The site is flat with no features of note, it is set between the rear of existing dwellings to the north and the motorway to the south. One small access is available in the north east corner which adjoins an employment site, this is too narrow for a residential access. Trees line the outskirts of the site on all sides.

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

Relates well to settlement. Site is contained on all side eliminating potential for further sprawl. Performs well in green belt terms.

SHLAA conclusions

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

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments Rank (1-5)
Majority of the site falls below Core Strategy standards 3

Access comments
no highway frontage 1

Local network comments
cumulative issues 4

Mitigation measures Total score
8

Highways site support
no-No access achievable

Contingent on other sites
no

Contingent on other sites
no

Highways Agency

Impact	No material impact	Network Status	No objection
n/a			

Network Rail

Yorkshire Water

Treatment Works	Lemonroyd
Foul and surface water sewers cross the west and north of the site	

Environment Agency

Constraints	
FZ1 over1 ha. See comments in main text of our response.	

LCC

Ecology support	Supported
Supported	

Outer South

1261 Church Farm and surrounding land north of M62, Lofthouse WF3 3SA

Ecology boundary

Education comments

3081A+3445A+3085+129B+129AB+1365A+1261+3088+3085 = 1025 houses generates 256 primary and 102.5 secondary children. New 1FE primary school required.

Flood Risk

Flood Zone 1

Utilities

Gas

A 450mm diameter high pressure pipeline crosses the south east corner of this site. This pipeline will be protected with a Deed of Easement which will restrict the work which may be undertaken within that easement. In addition there is a recommended minimum building proximity distance to normally occupied properties, which for this pipeline is 7m.

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

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

App Number	Proposal	Decision	% of site
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Spatial relationships

UDP Designations

N32 Greenbelt	87.67	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Woodlesford
Nearest train station distance (m)	4390.63
Nearest bus stop	4221
Nearest bus stop distance (m)	217.87

Agricultural classification	Grade 2
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input checked="" type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Green Belt site, but well contained between motorway and existing settlement, so impact on the purposes of Green Belt is minimal. No suitable access currently requires land currently occupied by industrial uses to the east of the site. This needs to be resolved in order to favour allocation of site.

Site affects others?

Employment site on eastern edge of site may be able to provide access to the site

Sustainability summary

Summary of reps

Pro
Could be developed for use by the elderly providing there was an expansion of the Lofthouse surgery.
This particular land has over the years been almost completely enclosed by housing development, as Lofthouse has expanded southwards towards the M62 motorway. This in itself has brought problems and we now regularly receive complaints from neighbouring properties about nuisances such as dust caused by our cultivation of the land. The motorway has already prevented any further spread of housing and is an obvious boundary to restrict new development should this be allowed.
As part of a development, we might provide a new medical centre to replace Church Farm Close Surgery. We now believe that release of the site would allow this and we would be more than willing to accommodate these new facilities at no cost to the current practitioners, bearing the cost in order to assist the community and to benefit future generations.
The transport statement prepared by HY Consulting confirms that access to the site will be achieved via two separate points; one at Green Bank to the north of the site, the other at Church Farm Close to the west of the site.
The indicative site layout shows that the site can be developed to provide 210 dwellings, which comprises 189 houses (2, 3 and 4 bedroom) and 21 apartments (1 bedroom). The mix of house types is considered acceptable for this location which is popular with family type accommodation. The site also allows for a 60 unit Continuing Care Retirement Community, identified as an essential local need to meet the demands of the growing number of older people living in Lofthouse. The layout also provides accommodation for a new medical centre for the Church Farm Close Medical Practice.

Lofthouse Surgery
Our current building is ageing and we would very much like to expand but we cannot due to site constraints. Current constraints on NHS spending mean that this would not be possible using NHS support. However, the land owner, who has sadly now passed away, gave a commitment to help relocate our Practice onto a new site. The family wish to honour this commitment and help us build a new surgery as part of the scheme should the land be released for development.

The Carlton Neighbourhood Association considers this site may be appropriate for development providing that the means of access was resolved, ideally via the industrial units to the East of the site.

Anti
Near to M62.
Access issues and also the importance of the historic railway that runs through the site.
Would result in significant additional vehicle movements through Church Farm Croft exiting out onto the A61 by the Doctors Surgery.
Forms an important part of the famous Rhubarb Triangle.

Metro
We are minded to recommend that these site were not prioritised for housing until other more accessible site have been considered. Sites which fall marginally outside the 400m catchments and have high bus frequencies or are small low capacity sites are less of concern but are flagged up nonetheless.

Distance to Core Network (Centre of site)	Buses Per Hour	Access to Primary Schools	Access to Secondary Schools	Access to Primary Health
403	12	Yes	Yes	Yes

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

Green Belt site. Site well contained and next to existing settlement so impact on the purposes of Green Belt is minimal. Access can be achieved via adjacent site 4220

Outer South

1335 Mill Pit Lane, Rothwell LS26

Site Details

Easting	433646	Northing	429197	Site area ha	4.9	SP7	Major Settlement Extension
HMCA	Outer South				Ward	Rothwell	

Site Characteristics

Site type	Greenfield
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On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

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

Description

Greenfield site to the north of Rothwell. Dwellings to the south and fields on remaining three sides.

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

Green Belt site to the north of Rothwell. Development would be unrelated to the existing settlement pattern and constitute urban sprawl.
--

Outer South

1335 Mill Pit Lane, Rothwell LS26

SHLAA conclusions

Availability: Short (= <5 yrs)

Suitability: LDF to determine

Achievability: Longterm (11+yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

4 buses per hour, 70% primary education, 60% primary health & 60% employment

Rank (1-5)

4

Access comments

frontage with Mill Pit Lane will provide adequate access

5

Local network comments

possible cumulative issues

4

Mitigation measures

Total score

13

Highways site support

yes

Contingent on other sites

Contingent on other sites

Highways Agency

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

Network Rail

Yorkshire Water

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

Environment Agency

Constraints

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

LCC

Ecology support	Supported
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Supported

Outer South

1335 Mill Pit Lane, Rothwell LS26

Ecology boundary

Education comments

Flood Risk

Flood Zone 1

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

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

App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Woodlesford
Nearest train station distance (m)	3177.39
Nearest bus stop	3670
Nearest bus stop distance (m)	251.34

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

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

Conclusions

Issues and Options Summary

Green Belt site. Development would be unrelated to the existing settlement pattern and would constitute urban sprawl.

Site affects others?

Sustainability summary

Summary of reps

Metro				
From a public transport perspective, these sites (in principle) would be acceptable for housing development. For the larger sites, site specific mitigation would be required but it is unlikely that substantial bus service provision would be required at these sites (based on the current public transport network).				
Distance to Core Network (Centre of site)	Buses Per Hour	Access to Primary Schools	Access to Secondary Schools	Access to Primary Health
384	6	Yes	Yes	Yes

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site to the north of Rothwell. Development would be unrelated to the existing settlement pattern and constitute urban sprawl.

Outer South

1355 Wood Lane (r/o 26-32), Rothwell

Site Details

Easting	434205	Northing	428391	Site area ha	0.7	SP7	Major Settlement Extension
HMCA	Outer South				Ward	Rothwell	

Site Characteristics

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

On-site land uses

Outdoor amenity and open space

Neighbouring land uses

Dwellings

Outdoor amenity and open space

Other land uses - None

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

Description

Greenfield site off Wood Lane. Western boundary is poorly defined.

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

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

The site preforms an important role in safeguarding the countryside from encroachment, but there is little risk of leading to unrestricted sprawl.
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Outer South

1355 Wood Lane (r/o 26-32), Rothwell

SHLAA conclusions

Availability: Short (=≤5 yrs) Suitability: Unsuitable Achievability: Uncertain

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
3 buses per hour, 100% primary & secondary education, 100% primary health	4
Access comments	
limited frontage to Wood Lane sight lines look poor	2
Local network comments	
spare capacity but cumulative issues	4
Mitigation measures	Total score
measures to provide sight lines	10
Highways site support	
yes with mitigation	
Contingent on other sites	
Contingent on other sites	

Highways Agency

Impact	No material impact	Network Status	No objection
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

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Yorkshire Water

Treatment Works	Lemonroyd
Large combined sewer crosses the northern part of the site.	

Environment Agency

Constraints	
FZ1 over1 ha. See comments in main text of our response.	

LCC

Ecology support	Not supported
Not supported (RED). This site all lies within Rothwell Pastures and Disused Railway LNA. The site supports a mixture of acid/neutral grassland and scattered scrub. It is an important wildlife corridor and used by local people for the enjoyment of nature.	
Ecology boundary	

Outer South

1355 Wood Lane (r/o 26-32), Rothwell

Education comments

Flood Risk

Flood Zone 1

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

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

App Number	Proposal	Decision	% of site

Spatial relationships

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

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

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

Other Spatial Relationship		
LCC ownership %	0.00	

1355 Wood Lane (r/o 26-32), Rothwell

Nearest train station	Woodlesford
Nearest train station distance (m)	2704.18
Nearest bus stop	11653
Nearest bus stop distance (m)	77.00

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

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

Conclusions

Issues and Options Summary

Green Belt site, conservation area, an area of proposed open space (N5 on the existing UDP, see also greenspace section page 21, question G8) and a local nature area. An ancient monument is situated to the south west of site.

Site affects others?

Sustainability summary

Summary of reps

Anti				
Site is designated as a UDP N5 (Open Space) and is also identified as Natural Greenspace in the Open Space Audit. The site is a local nature area and is part of the larger "Pastures" designated Natural Greenspace area which contains an ancient monument.				
Metro				
We agree that these sites would not be suitable for housing development.				
Distance to Core Network (Centre of site)	Buses Per Hour	Access to Primary Schools	Access to Secondary Schools	Access to Primary Health
860	6	Yes	Yes	Yes

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site, conservation area, an area of proposed open space (N5 on the existing UDP, see also greenspace section page 21, question G8) and a local nature area. An ancient monument is situated to the south west of site.

Site Details

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

Site Characteristics

Site type	Mix 50:50
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On-site land uses

Agriculture
Manufacturing and Wholesale

Neighbouring land uses

Agriculture
Dwellings
Wholesale distribution

Other land uses

Garden Centre on part of site

Topography	Sloping	Landscape	No Tree Cover
Boundaries	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 unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

Outer South

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

Rank (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 score

12

Highways site support

Yes

Contingent on other sites

Contingent on other sites

Highways Agency

Impact No material impact Network Status No objection

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

Supported

Ecology boundary

Education comments

Flood Risk

Flood Zone 1

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

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

App Number	Proposal	Decision	% of site
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Spatial relationships

UDP Designations

N32 Greenbelt	99.88	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Woodlesford
Nearest train station distance (m)	3731.73
Nearest bus stop	8739
Nearest bus stop distance (m)	99.10

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

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

Conclusions

Issues and Options Summary

Green Belt site. 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).

Outer South

1365A Swithens Lane, Rothwell, Leeds LS26 0BS

Site Details

Easting	434545	Northing	427629	Site area ha	3.2	SP7	Major Settlement Extension
HMCA	Outer South				Ward	Rothwell	

Site Characteristics

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

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

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

Description

Greenfield site to the south of Rothwell. The site is connected to residential area to north.Good access.

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

Green Belt site to the south of Rothwell. Development of site A would provide an opportunity for limited expansion and would partially 'round off' settlement.
--

Outer South

1365A Swithens Lane, Rothwell, Leeds LS26 0BS

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

3 buses per hour, 40% primary & 30% secondary education, 40 % primary health

Rank (1-5)

3

Access comments

Access from Swithens Street

5

Local network comments

congestion issues

3

Mitigation measures

footway to site frontage, improvements at junction of Marsh Street and Swithens Street?

Total score

11

Highways site support

yes with mitigation

Contingent on other sites

Contingent on other sites

Highways Agency

Impact

Network Status

No objection subject to mitigation

Network Rail

Yorkshire Water

Treatment Works

Lemonroyd

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

Environment Agency

Constraints

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

LCC

Ecology support

Outer South

1365A Swithens Lane, Rothwell, Leeds LS26 0BS

Ecology boundary

Education comments

3081A+3445A+3085+129B+129AB+1365A+1261+3088+3085 = 1025 houses generates 256 primary and 102.5 secondary children. New 1FE primary school required.

Flood Risk

Flood Zone 1

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

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

App Number	Proposal	Decision	% of site
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Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Woodlesford
Nearest train station distance (m)	2697.05
Nearest bus stop	1509
Nearest bus stop distance (m)	329.08

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

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

Conclusions

Issues and Options Summary

Green Belt site to the south of Rothwell. Development of site A would provide an opportunity for limited expansion. No Highways issues raised.

Site affects others?

Sustainability summary

Summary of reps

Pro				
Would support the Rothwell town centre without causing major disruption.				
Elderly - part of the site 1365A might be appropriate recognizing its proximity to the services and Primary Shopping Area				
The landowner is willing to offer the site up as a substitute to 3084.				
Metro				
We are minded to recommend that these site were not prioritised for housing until other more accessible site have been considered. Sites which fall marginally outside the 400m catchments and have high bus frequencies or are small low capacity sites are less of concern but are flagged up nonetheless.				
Distance to Core Network (Centre of site)	Buses Per Hour	Access to Primary Schools	Access to Secondary Schools	Access to Primary Health
1417	4	Yes	Yes	Yes

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

Site to the south of Rothwell connected to settlement. Development of site A would provide an opportunity for limited expansion and would partially 'round off' settlement. No Highways issues raised.

Outer South

1365B Swithens Lane, Rothwell, Leeds LS26 0BS

Site Details

Easting	434494	Northing	427468	Site area ha	6.6	SP7	Major Settlement Extension
HMCA	Outer South				Ward	Rothwell	

Site Characteristics

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

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

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

Description

Greenfield site to the south of Rothwell. Not connected to built up area.

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

Green Belt site. Development would be unrelated to the existing settlement pattern and set a precedent for sprawl.
--

Outer South

1365B Swithens Lane, Rothwell, Leeds LS26 0BS

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

3 buses per hour, 40% primary & 30% secondary education, 40 % primary health

Rank (1-5)

3

Access comments

Access from Swithens Street

5

Local network comments

congestion issues

3

Mitigation measures

footway to site frontage, improvements at junction of Marsh Street and Swithens Street?

Total score

11

Highways site support

yes with mitigation

Contingent on other sites

Contingent on other sites

Highways Agency

Impact

Network Status

No objection subject to mitigation

Network Rail

Yorkshire Water

Treatment Works

Lemonroyd

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

Environment Agency

Constraints

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

LCC

Ecology support

Outer South

1365B Swithens Lane, Rothwell, Leeds LS26 0BS

Ecology boundary

Education comments

Flood Risk

Flood Zone 1

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

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

App Number	Proposal	Decision	% of site

Spatial relationships

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

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

Other Spatial Relationship

LCC ownership %0.00

Outer South

1365B Swithens Lane, Rothwell, Leeds LS26 0BS

Nearest train station	Woodlesford
Nearest train station distance (m)	2828.19
Nearest bus stop	14047
Nearest bus stop distance (m)	447.42

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

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

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

Conclusions

Issues and Options Summary

Green Belt site. Development would be unrelated to the existing settlement pattern and set a precedent for sprawl.

Site affects others?

Sustainability summary

Summary of reps

Pro
Would be a progression from 1365A and would support the Rothwell town centre without causing major disruption.

The landowner is willing to offer the site up as a substitute to 3084.

Anti
The site also has a highly visible skyline and its rising ground is quite prominent from various viewpoints.

Metro				
We agree that these sites would not be suitable for housing development.				
Distance to Core Network (Centre of site)	Buses Per Hour	Access to Primary Schools	Access to Secondary Schools	Access to Primary Health
1569	4	Yes	Yes	Yes

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. Development would be unrelated to the existing settlement pattern and set a precedent for sprawl.

Outer South

2103 Copley Lane Allotments, Robin Hood WF3

Site Details

Easting	432590	Northing	427778	Site area ha	0.5	SP7	Smaller Settlement Infill
HMCA	Outer South				Ward	Ardsley and Robin Hood	

Site Characteristics

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

On-site land uses

Allotment and city farm

Neighbouring land uses

Dwellings

Vacant land

Allotment and city farm

Other land uses - None

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

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

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

Outer South

2103 Copley Lane Allotments, Robin Hood WF3

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

--

SHLAA conclusions

Availability: Medium (6-10yrs)

Suitability: LDF to determine

Achievability: Medium (6-10yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

Rank (1-5)

6buses per hour,100% primary & secondary education, 100% employment

4

Access comments

no means of suitable access

1

Local network comments

Some conjection issues

3

Mitigation measures

none

Total score

8

Highways site support

no

Contingent on other sites

Contingent on other sites

Highways Agency

Impact No material impact

Network Status

No objection

n/a

Network Rail

Yorkshire Water

Treatment Works Lemonroyd

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

Environment Agency

Constraints

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

Outer South

2103 Copley Lane Allotments, Robin Hood WF3

LCC

Ecology support

Supported

Supported

Ecology boundary

Education comments

Flood Risk

Flood Zone 1

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

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

App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations			Core Strategy		
N32 Greenbelt	0.00	% overlap	Main Urban Area	0.00	% overlap
N34 PAS	0.00		Major Settlement	0.00	
RL1 Rural Land	0.00		Minor Settlement	1.00	
N1 Greenspace	0.00		Overlaps Urban Extension	<input checked="" type="checkbox"/>	
N1A Allotments	99.41				
N5 Open Space	0.00				
N6 Playing Pitch	0.00				
N8 Urban Green Corridor	0.00				
CC Shopping Quarter	0.00				
UDP City Centre	0.00				
S2S6 Town Centre	0.00				
Proposed Local Centre	0.00				
Overlaps N37 SLA	<input type="checkbox"/>				
Sch. Ancient Mon.	0.00				

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

Other Spatial Relationship

LCC ownership %	100.00
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Nearest train station	Woodlesford
Nearest train station distance (m)	4425.33
Nearest bus stop	10193
Nearest bus stop distance (m)	115.03

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

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

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

Conclusions

Issues and Options Summary

The site covers the northern section of protected allotment (N1A) land on the UDP. As such housing development is not considered to be appropriate. Highway concerns re access. See also greenspace section, page 22, question G9.

Site affects others?

Sustainability summary

Summary of reps

Anti Contaminated Land				
They are currently used for allotments, a community orchard and community garden.				
Metro				
From a public transport perspective, these sites (in principle) would be acceptable for housing development. For the larger sites, site specific mitigation would be required but it is unlikely that substantial bus service provision would be required at these sites (based on the current public transport network).				
Distance to Core Network (Centre of site)	Buses Per Hour	Access to Primary Schools	Access to Secondary Schools	Access to Primary Health
47	12	Yes	Yes	Yes

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

The site covers the northern section of protected allotment (N1A) land on the UDP. As such housing development is not considered to be appropriate. Highway concerns re access. See also greenspace section, page 22, question G9.

Outer South

2104 Leeds Road, Lofthouse WF3

Site Details

Easting	432865	Northing	426951	Site area ha	11.8	SP7	Smaller Settlement Extension
HMCA	Outer South, Outer South West				Ward	Ardsley and Robin Hood	

Site Characteristics

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

On-site land uses

Agriculture
Vacant land
Other

Neighbouring land uses

Agriculture
Dwellings

Other land uses

Local Nature Area on part of site

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

Description

The site is a mix of disused land, agriculture and a Local Nature Area. Historically a railway ran through the site along the western boundary. The remains of this line split the site,by changing the levels on the western side. Access comes from the southern boundary which has a road frontage, however, the site dips down from here and is not ideal. The Local Nature Area is set to the north.

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

Outer South

2104 Leeds Road, Lofthouse WF3

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

Development of the site would cross the disused railway line that runs along the western boundary. This is a strong defensible boundary that if breached could result in a high potential for further sprawl into the Green Belt.

SHLAA conclusions

Availability: Short (≤ 5 yrs)

Suitability: LDF to determine

Achievability: Longterm (11+yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

The site has access to 4 buses per hour. All of the site meets the core strategy standards for employment, primary & secondary education, 15% of the site to primary health

Rank (1-5)

4

Access comments

visibility looks poor onto Leeds Road due to limited site frontage

2

Local network comments

cumulative issues

4

Mitigation measures

Major works required possibly new signaled junction

Total score

10

Highways site support

yes with mitigation

Contingent on other sites

Contingent on other sites

Highways Agency

Impact	Material impact	Network Status	No objection subject to satisfactory mitigation
n/a			

Network Rail

Yorkshire Water

Treatment Works	Lemonroyd
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Surface water sewer runs along the western boundary

Environment Agency

Constraints	FZ 2 & 3
-------------	----------

FZ1 over 1 ha. FZ3 encroaches onto site very slightly. slight encroachment of FZ2/3 See comments in main text of our response.

LCC

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

Not supported (RED). Includes part of Rothwell Pastures LNA and some naturally regenerating habitats.

Outer South

2104 Leeds Road, Lofthouse WF3

Ecology boundary

Supported with mitigation if Red hatched areas are excluded and the boundary is amended as per drawing RM/2104. Mitigation will still be required to ensure adjacent habitats and the wildlife corridor function of the disused railway are protected and enhanced.

Education comments

Flood Risk

Mostly Flood Zone 1. Field drainage along the NE boundary. West Beck to Norther boundary. There is a public surface water sewer running inside the Western boundary of the site.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

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

App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations

N32 Greenbelt	72.07	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	11.48	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	99.80
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Nearest train station	Woodlesford
Nearest train station distance (m)	4490.38
Nearest bus stop	8437
Nearest bus stop distance (m)	259.94

Agricultural classification	Grade 2
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input checked="" type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

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

Conclusions

Issues and Options Summary

Green Belt site. Development of the site would cross the disused railway line that runs along the western boundary. This is a strong defensible boundary that if breached could result in a high potential for further sprawl into the Green Belt. There is a Local Nature Area in the northern section. The southern section is also reserved for a potential new school site in the existing UDP. We are consulting Education on all sites and any comments received will be considered before making final decisions on sites.

Site affects others?

Sustainability summary

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

Summary of reps

Pro

This site adjoins sites 3085 (green) and 3084 (red) in the Outer South area. Taken in the round the three sites together could be deemed to round off the community of Lofthouse (43+ comments).

Anti

Development of the site would mean the loss of the railway embankment that is used for recreation and pastimes, and is home to an abundance of wildlife (including the occasional deer).

Metro

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

Distance to Core Network (Centre of site)	Buses Per Hour	Access to Primary Schools	Access to Secondary Schools	Access to Primary Health
267	12	Yes	Yes	Yes

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. Development of the site would cross the disused railway line that runs along the western boundary. This is a strong defensible boundary that if breached could result in a high potential for further sprawl into the Green Belt. There is a Local Nature Area in the northern section. The southern section is also reserved for a potential new school site in the existing UDP. We are consulting Education on all sites and any comments received will be considered before making final decisions on sites.

Outer South

2107A Fleet Lane, Woodlesford, LS26

Site Details

Easting	437442	Northing	428643	Site area ha	6.2	SP7	Major Settlement Extension
HMCA	Outer South				Ward	Rothwell	

Site Characteristics

Site type	Greenfield		
On-site land uses			
Agriculture			
Outdoor amenity and open space			
Neighbouring land uses			
Transport tracks and ways			
Waterways			
Dwellings			
Other land uses			
Neighbours managed forest			
Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	No
Description			

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

Outer South

2107A Fleet Lane, Woodlesford, LS26

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

Green Belt site. Development would constitute urban sprawl, unrelated to the existing settlement.

SHLAA conclusions

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

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
Poor accessibility	1
Access comments	
no highway frontage	1
Local network comments	
Some congestion issues	3
Mitigation measures	Total score
	5
Highways site support	
No	
Contingent on other sites	
Contingent on other sites	

Highways Agency

Impact	Network Status
Likely to require significant physical mitigation	

Network Rail

--

Yorkshire Water

Treatment Works	Lemonroyd
Combined runs in river bank adjacent to the site	

Environment Agency

Constraints	FZ2
FZ2/3 and note that area around drain is in FZ3b (functional flood plain). See comments in main text of our response.	

LCC

Ecology support	

Outer South

2107A Fleet Lane, Woodlesford, LS26

Ecology boundary

Education comments

Flood Risk

Eastern half of the site is shown to be in Flood Zones 2 and 3. Remainder in Flood Zone 1.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

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

App Number	Proposal	Decision	% of site
14/03452/COND	Consent, agreement or approval required by conditions 3, 4, 8, 9, 10, 14, 17 and 20 of Planning Application 13/03191/FU		57
13/03191/FU	Linear flood defences along River Aire and removal of Knostrop Cut	A	57
14/02294/COND	Consent, agreement or approval required by condition 14 of Planning Application 13/03191/FU	A	57
14/04910/COND	Consent, agreement or approval required by conditions 12, 16, 19, 21 and 27 of Planning Application 13/03191/FU		57
13/03192/LI	Listed Building Application for alterations to listed buildings to provide flood defences along the River Aire	A	57

Spatial relationships

UDP Designations

Core Strategy

2107A Fleet Lane, Woodlesford, LS26

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

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

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

Other Spatial Relationship

LCC ownership %	99.97
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Nearest train station	Woodlesford
Nearest train station distance (m)	758.14
Nearest bus stop	8067
Nearest bus stop distance (m)	675.91

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

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

Conclusions

Issues and Options Summary

Green Belt site. Development would constitute urban sprawl, unrelated to the existing settlement. Highways concerns: no highway frontage and poor accessibility. Site would be affected by HS2 rail line proposals.

Site affects others?

Sustainability summary

Summary of reps

Anti HS2 Rail				
Metro				
We agree that these sites would not be suitable for housing development.				
Distance to Core Network (Centre of site)	Buses Per Hour	Access to Primary Schools	Access to Secondary Schools	Access to Primary Health
1034	6	No	No	No

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. Development would constitute urban sprawl, unrelated to the existing settlement. Highways concerns: no highway frontage and poor accessibility. Site would be affected by HS2 rail line proposals.

Outer South

2107B Fleet Lane, Woodlesford, LS26

Site Details

Easting	437717	Northing	428370	Site area ha	6.8	SP7	Major Settlement Extension
HMCA	Outer South				Ward	Rothwell	

Site Characteristics

Site type	Greenfield
On-site land uses	Managed Forest
Neighbouring land uses	Agriculture
Waterways	
Transport tracks and ways	

Other land uses - None

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

Description	
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Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroahment

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

4. Preserve the setting and special character of historic towns

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

Outer South

2107B Fleet Lane, Woodlesford, LS26

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

Green Belt site. Development would constitute urban sprawl, unrelated to the existing settlement.

SHLAA conclusions

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

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
Poor accessibility	1
Access comments	
no highway frontage	1
Local network comments	
Some congestion issues	3
Mitigation measures	Total score
	5
Highways site support	
No	
Contingent on other sites	
Contingent on other sites	

Highways Agency

Impact	Network Status
Likely to require significant physical mitigation	

Network Rail

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Yorkshire Water

Treatment Works	Lemonroyd
Combined runs in river bank adjacent to the site and enters the southern part of the site. Site within close proximity to Lemonroyd WWTW's which would require further investigation.	

Environment Agency

Constraints	FZ2
FZ2/3 and note FZ3b functional flood plain along northern boundary. See comments in main text of our response	

LCC

Ecology support	

Outer South

2107B Fleet Lane, Woodlesford, LS26

Ecology boundary

Education comments

Flood Risk

Eastern half of the site is shown to be in Flood Zones 2 and 3. Remainder in Flood Zone 1.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

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

App Number	Proposal	Decision	% of site

Spatial relationships

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

Other Spatial Relationship

LCC ownership %100.00

Nearest train station	Woodlesford
Nearest train station distance (m)	1141.23
Nearest bus stop	12405
Nearest bus stop distance (m)	827.15

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

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

Conclusions

Issues and Options Summary

Green Belt site. Development would constitute urban sprawl, unrelated to the existing settlement. Highways concerns: no highway frontage and poor accessibility. A large part of the site is heavily wooded. Site would be affected by HS2 rail line proposals.

Site affects others?

Sustainability summary

Summary of reps

Anti HS2 Rail				
Metro				
We agree that these sites would not be suitable for housing development.				
Distance to Core Network (Centre of site)	Buses Per Hour	Access to Primary Schools	Access to Secondary Schools	Access to Primary Health
807	6	No	No	No

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. Development would constitute urban sprawl, unrelated to the existing settlement. Highways concerns: no highway frontage and poor accessibility. A large part of the site is heavily wooded. Site would be affected by HS2 rail line proposals.

Site Details

Easting	436534	Northing	427555	Site area ha	7.9	SP7	Other Rural Extension
HMCA	Outer South				Ward	Rothwell	

Site Characteristics

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

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

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

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

SHLAA conclusions

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

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments Rank (1-5)
5/6 buses per hour, 100% employment, 10% primary education,40% secondary education, 30% primary health 4

Access comments

Access onto Methley Lane looks ok 5

Local network comments

The scale of development should not cause issues on the network 5

Mitigation measures

Total score
14

Highways site support

Yes

Contingent on other sites

Contingent on other sites

Highways Agency

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

Network Rail

Yorkshire Water

Treatment Works

Environment Agency

Constraints

LCC

Ecology support Supported
Supported

Ecology boundary

Education comments

Outer South

2110 Rothwell Sports Centre, Oulton LS26

Flood Risk

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

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

App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	100.00
Nearest train station	Woodlesford
Nearest train station distance (m)	1547.93
Nearest bus stop	8863
Nearest bus stop distance (m)	293.82
Agricultural classification	Grade 3

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

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation
Not proposed as housing allocation

DPP Allocation Conclusion
Site not in Settlement Hierarchy.

Outer South

2129A Mickletown Road Methley

Site Details

Easting	438829	Northing	427326	Site area ha	0.3	SP7	Smaller Settlement Extension
HMCA	Outer South				Ward	Kippax and Methley	

Site Characteristics

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

On-site land uses

Dwellings

Neighbouring land uses

Agriculture

Other land uses - None

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

Description

Flat site. Dwelling to the east, derelict barn in the centre of the site.Access on to Station Road.

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

Outer South

2129A Mickletown Road Methley

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

SHLAA conclusions

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

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	
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Network Rail

Yorkshire Water

Treatment Works	
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Environment Agency

Constraints	
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LCC

Ecology support	
-----------------	--

Ecology boundary

Education comments

Flood Risk

Utilities

Gas	
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Electric

Fire and Rescue

Telecoms

Other

English Heritage	
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Natural England

App Number	Proposal	Decision	% of site
13/01473/FU	Alterations and extensions to Barn Cottage to form two detached houses; change of use of barn and cow shed to form four houses and demolition of outbuilding and erection of associated garages	A	100

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	84.53	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Woodlesford
Nearest train station distance (m)	2664.31
Nearest bus stop	8684
Nearest bus stop distance (m)	262.46

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

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

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation
Identified housing site

DPP Allocation Conclusion
Brownfield Site. Derelict barn in the centre of the site, with housing to the east. Good access onto Station Road.

Outer South

2129B Mickletown Road Methley

Site Details

Easting	439074	Northing	427224	Site area ha	9.5	SP7	Smaller Settlement Extension
HMCA	Outer South				Ward	Kippax and Methley	

Site Characteristics

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

On-site land uses

Vacant land

Adjacent land uses - None

Other land uses - None

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

Description

PAS site in the UDP. Connected to existing settlement to the south. No highways issues.

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

PAS site in the UDP.

Outer South

2129B Mickletown Road Methley

SHLAA conclusions

Availability: Short (= <5 yrs)

Suitability: LDF to determine

Achievability: Medium (6-10yrs)

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Ecology boundary

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Education comments

--

Flood Risk

--

Utilities

Gas	

Electric

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Fire and Rescue

--

Telecoms

--

Other

English Heritage	

Natural England

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

App Number	Proposal	Decision	% of site
13/04647/OT	Outline Application for the erection of residential development		79

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Woodlesford
Nearest train station distance (m)	2917.02
Nearest bus stop	4348
Nearest bus stop distance (m)	317.90

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

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

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation
Preferred housing allocation

DPP Allocation Conclusion
PAS site in the UDP. Connected to existing settlement to the south. No Highways issues.

Site Details

Easting	435883	Northing	426608	Site area ha	1.1	SP7	
HMCA	Outer South				Ward	Rothwell	

Site Characteristics

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

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

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

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

SHLAA conclusions

Availability: Unknown Suitability: LDF to determine Achievability: Uncertain

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Ecology boundary

--

Education comments

--

Flood Risk

--

Utilities

Gas	

Electric

--

Fire and Rescue

--

Telecoms

--

Other

English Heritage	

Natural England

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

App Number	Proposal	Decision	% of site
09/02617/FU	Change of use of offices and outbuilding to health and well being centre including single storey and 2 storey extensions and 2 storey extension to detached building	A	100

Outer South

3012 Iveridge Hall, Oulton

11/04796/FU	Installation of photo-voltaic solar panels to roof of health centre	A	99
10/01912/COND	Consent, agreement or approval required by conditions 4, 5, 7, 11 and 12 of Planning Application 09/02617/FU	A	100
09/04507/COND	Consent, agreement or approval required by conditions 2, 3, 5, 6, 8, 10 and 13 of Planning Application 09/02617/FU	A	100

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Woodlesford
Nearest train station distance (m)	2640.91
Nearest bus stop	6891
Nearest bus stop distance (m)	208.57

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

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

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation
Not proposed as housing allocation

DPP Allocation Conclusion
Not within Settlement Hierarchy.

Outer South

3080 Wood Lane, Rothwell

Site Details

Easting	433077	Northing	429339	Site area ha	1.1	SP7	Major Settlement Extension
HMCA	East Leeds, Outer South				Ward	Rothwell	

Site Characteristics

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

On-site land uses

Agriculture
Manufacturing and Wholesale

Neighbouring land uses

Agriculture

Other land uses - None

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

Description

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Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

Green Belt site. Isolated site, unrelated to the existing settlement pattern. Development could set a precedent for urban sprawl.

Outer South

3080 Wood Lane, Rothwell

SHLAA conclusions

Availability: Unknown

Suitability: Unsuitable

Achievability: Longterm (11+yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

3 buses per hour, 100% employment, 50% primary & secondary education, 50% primary health

Rank (1-5)

4

Access comments

requires adjacent site for access

3

Local network comments

cumulative issues

3

Mitigation measures

Total score

10

Highways site support

yes with adjacent site

Contingent on other sites

Contingent on other sites

Highways Agency

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

Network Rail

Yorkshire Water

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

Environment Agency

Constraints

FZ1 over1 ha. See comments in main text of our response.

LCC

Ecology support	Supported
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Supported

Outer South

3080 Wood Lane, Rothwell

Ecology boundary

Education comments

Flood Risk

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

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

App Number	Proposal	Decision	% of site

Spatial relationships

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

Other Spatial Relationship

LCC ownership %0.00

Nearest train station	Woodlesford
Nearest train station distance (m)	3752.67
Nearest bus stop	782
Nearest bus stop distance (m)	212.79

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

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

Conclusions

Issues and Options Summary

Green Belt site. Isolated site, unrelated to the existing settlement pattern. Development could set a precedent for urban sprawl.

Site affects others?

Sustainability summary

Summary of reps

Metro				
From a public transport perspective, these sites (in principle) would be acceptable for housing development. For the larger sites, site specific mitigation would be required but it is unlikely that substantial bus service provision would be required at these sites (based on the current public transport network).				
Distance to Core Network (Centre of site)	Buses Per Hour	Access to Primary Schools	Access to Secondary Schools	Access to Primary Health
354	15	Yes	Yes	Yes

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. Isolated site, unrelated to the existing settlement pattern. Development could set a precedent for urban sprawl.

Outer South

3081A Robin Hood West

Site Details

Easting	432369	Northing	427859	Site area ha	14.2	SP7	Smaller Settlement Extension
HMCA	Inner Area, Outer South				Ward	Ardsley and Robin Hood	

Site Characteristics

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

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Outdoor sport facility

Other land uses - None

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

Description

Green Belt site. The site is well connected to the urban area. It is a flat site with a long road frontage providing easy access for residential development. It is agricultural land.

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

Outer South

3081A Robin Hood West

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

It is considered that the separation of settlements function of Green Belts is maintained by the adjacent field (site B) and the motorway

SHLAA conclusions

Availability: Unknown

Suitability: LDF to determine

Achievability: Longterm (11+yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

4buses per hour, 40% primary, 0% health, 40% secondary

Rank (1-5)

4

Access comments

access achievable onto wakefield road

5

Local network comments

Potential cumulative impact with adjacent sites

4

Mitigation measures

Total score

13

Highways site support

yes

Contingent on other sites

no

Contingent on other sites

no

Highways Agency

Impact

Network Status

Likely to require significant physical mitigation

Network Rail

Yorkshire Water

Treatment Works

Lemonroyd

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

Environment Agency

Constraints

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

Outer South

3081A Robin Hood West

LCC

Ecology support

Supported

Supported

Ecology boundary

Education comments

3081A+3445A+3085+129B+129AB+1365A+1261+3088+3085 = 1025 houses generates 256 primary and 102.5 secondary children. New 1FE primary school required.

Flood Risk

Flood Zone 1

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

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

Spatial relationships

UDP Designations

N32 Greenbelt	99.94	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.01	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Woodlesford
Nearest train station distance (m)	4614.96
Nearest bus stop	10715
Nearest bus stop distance (m)	235.60

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

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

Conclusions

Issues and Options Summary

Green Belt site. The site is well connected to the urban area. It is a flat site with a long road frontage providing easy access for residential development. The larger site has been split in two and it is considered that the separation of settlements function of Green Belts is maintained by the adjacent field (site B) and the motorway. Part of the site is within Outer South area, part in adjacent Inner Area (3.60ha, 94 capacity in adjacent area).

Site affects others?

Sustainability summary

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

Summary of reps

Anti

The area does not need more housing. The schools already are overcrowded. The truck road is too busy. This should not be allowed to go ahead. We need green space.

This site abuts the M1 motorway and on that basis it is not considered that the fullness of the site can be delivered primarily to noise issues. This designation should be reduced in half in order to protect the future amenity of occupiers. No residents consulted or informed until 2 days ago! Why no meetings? Communication?

Utter disgust at this proposal. The land was for sale as agricultural only. Some back hand tactics have been in action. At no stage have we been consulted. We don't want to look out at a housing estate. The Council are rubbish!

By making Middleton Ave a through road would increase the traffic and thus make it unsafe environment for the numerous young children we have living in this street, thus putting them at risk of being injured.

Extensive housing on this planned site would seriously erode the split between Middleton/Rothwell/Robin Hood,

The development is in a rural location and is not sustainable.

Site is within the Rhubarb triangle
The Lofthouse site lies in the centre of the world famous Rhubarb Triangle, a rural location that adds to the rural image when visitors come to see the Rhubarb fields and view the forced rhubarb growing in the forcing sheds. The surrounding fields of crops growing is what needs to be seen not a huge field covered with boxy houses. I feel that the development will be harmful to the character of the area as the land sits in an area that still has a rural feel and if the land is on Green Belt then this should be kept as such.

We appear to be losing the rural element to the area which would restrict dog walkers , family walks etc

Issues around emergency services coverage as 'there has been talk of the Rothwell Fire Station and the Hunslet Fire Station both to be closed down'.

The utility providers struggle already with current demand, we endure numerous power cuts and reduced water pressure on a regular basis which will be exacerbated with any potential increase in housing

The agricultural land in this area absorbs huge amounts of rain fall. Concreting over the acres of land in the proposal will place a HUGE QUANTITY of rain water into the already stressed, inadequate drainage systems and could lead to floodings and water table effects.

Consider the effect on Angel Row (built 1890s), whose gardens face directly onto the site. New buildings would ruin the character of the area and properties. The view and privacy these houses have is a vital USP for the property. I feel that the loss of both of these aspects would cause a significant depreciation in their value at great cost to the residents. I also have other concerns regarding the properties. I would like to make it clear that there is an access right at the back of the properties. My property extends past the fence at the end of the garden

Up to 400 homes suggests that at least 300 children will need schooling and play areas. There is already an issue in our area concerning children hanging around on the streets.

There are nationwide concerns about the miles our food travels before it arrives in our shops so it is outrageous that productive farmland is being considered as building plots.

The old lead works on Leadwell Lane has currently been demolished and the land is an eyesore it attracts anti social behaviour such as quadding, motor biking, fires, travellers and is currently no use for anything. Why commit land which is used to grow food and obviously

3081A Robin Hood West

keeps people in work to do this when you could use the above derelict land.				
there would be no separation between Robin Hood and Middleton .				
Pros				
I would support smaller developments of 30-35 houses, but not huge housing developments as they are not sustainable as the infrastructure is only coping at the moment. Another idea I might support for the Lofthouse site is that if it was appropriate or if there was a need for it from the community, it would be for Lofthouse to have its own Junior and Infants School and possibly a Community Centre. If there is a need for school places this would help alleviate the lack of places in this area and would give Lofthouse more of its own identity whereby the children would go to their own school in their own area. All the schools in the area are very good schools. This use of the land for a school would not be as intrusive or unattractive as 234 modern boxy houses looking very much the same.				
Metro				
The sites in this list are supported for housing growth.				
Site specific mitigation would be required but it is unlikely that substantial bus service provision would be required at these sites (based on the current public transport network) From a public transport perspective, we would encourage the prioritisation of these sites based on the proximity to the core public transport network and the bus service frequency levels.				
Distance to Core Network (Centre of site)	Buses Per Hour	Access to Primary Schools	Access to Secondary Schools	Access to Primary Health
180	12	Yes		
Yes	Yes			

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Site is not required to meet the housing numbers due to local preference for alternative sites. There is a possibility for a 2FE primary school on the site.

Site Details

Easting	433168	Northing	426804	Site area ha	6.9	SP7	Smaller Settlement Extension
HMCA	Outer South, Outer South West				Ward	Rothwell	

Site Characteristics

Site type	Greenfield
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On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Other land uses - None

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

Description

Isolated site, poorly defined boundaries.

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

Green Belt site. Not connected to the urban area, no defensible boundary. Development would constitute urban sprawl.
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Outer South

3084 Cemetery Lane, Lofthouse

SHLAA conclusions

Availability: Unknown

Suitability: Unsuitable

Achievability: Longterm (11+yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

4 buses per hour, 100% employment, 60% primary health, primary & secondary education

Rank (1-5)

4

Access comments

requires adjacent site for access

3

Local network comments

cumulative issues

3

Mitigation measures

adjacent site need works for access

Total score

10

Highways site support

yes with adjacent site, and works for access

Contingent on other sites

Contingent on other sites

Highways Agency

Impact	No material impact	Network Status	No objection
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Network Rail

Yorkshire Water

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

Environment Agency

Constraints

FZ1 over1 ha. See comments in main text of our response.

LCC

Ecology support	Supported with mitigation
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Supported with mitigation provided that the boundary adjacent to Rothwell Pastures and Disused Railway Line LNA (which is an important wildlife corridor and resource for local people) is protected and enhanced by a buffer of 20 metres on both sides (planted with native scrub and woodland flora seed mix). The section south-east of Cemetery Lane should be removed (part of LNA).

Outer South

3084 Cemetery Lane, Lofthouse

Ecology boundary

Education comments

Flood Risk

Flood Zone 1

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

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

App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations			Core Strategy		
N32 Greenbelt	100.00	% overlap	Main Urban Area	0.00	% overlap
N34 PAS	0.00		Major Settlement	0.00	
RL1 Rural Land	0.00		Minor Settlement	0.00	
N1 Greenspace	0.28		Overlaps Urban Extension	<input checked="" type="checkbox"/>	
N1A Allotments	0.00				
N5 Open Space	0.00				
N6 Playing Pitch	0.00				
N8 Urban Green Corridor	0.00				
CC Shopping Quarter	0.00				
UDP City Centre	0.00				
S2S6 Town Centre	0.00				
Proposed Local Centre	0.00				
Overlaps N37 SLA	<input type="checkbox"/>				
Sch. Ancient Mon.	0.00				

Other Spatial Relationship

LCC ownership %	0.76
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3084 Cemetery Lane, Loftthouse

Nearest train station	Woodlesford
Nearest train station distance (m)	4302.02
Nearest bus stop	6122
Nearest bus stop distance (m)	339.60

Agricultural classification	Grade 2
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input checked="" type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

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

Conclusions

Issues and Options Summary

Green Belt site. Not connected to the urban area, no defensible boundary. Development would constitute urban sprawl.

Site affects others?

Sustainability summary

Summary of reps

Metro				
From a public transport perspective, these sites (in principle) would be acceptable for housing development. For the larger sites, site specific mitigation would be required but it is unlikely that substantial bus service provision would be required at these sites (based on the current public transport network).				
Distance to Core Network (Centre of site)	Buses Per Hour	Access to Primary Schools	Access to Secondary Schools	Access to Primary Health
313	12	Yes	Yes	Yes

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. Not connected to the urban area, no defensible boundary. Development would constitute urban sprawl.

Outer South

3085308 Leeds Road, WF3

Site Details

Easting	433205	Northing	426544	Site area ha	10.4	SP7	Smaller Settlement Extension
HMCA	Outer South				Ward	Ardsley and Robin Hood	

Site Characteristics

Site type	Greenfield
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On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Cemeteries and Crematoria

Other land uses - None

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

Description

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Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

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

2. Prevent neighbouring towns from merging

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

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

3. Assist in safeguarding the countryside from encroachment

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

Encroachment Conclusion	Site does not perform an important role in safeguarding from encroachment
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4. Preserve the setting and special character of historic towns

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

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

3085 308 Leeds Road, WF3

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

Relates well to settlement. Potential for further sprawl to the north.

SHLAA conclusions

Availability: Unknown

Suitability: LDF to determine

Achievability: Longterm (11+yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

100% employment, primary and secondary education, 70% primary health

Rank (1-5)

4

Access comments

would appear to have no direct access to Leeds Road but Cemetery Lane frontage should provide viability

5

Local network comments

cumulative issues

4

Mitigation measures

Total score

13

Highways site support

Yes

Contingent on other sites

Contingent on other sites

Highways Agency

Impact	Material impact	Network Status	No objection subject to satisfactory mitigation
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n/a

Network Rail

Yorkshire Water

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

Environment Agency

Constraints

Outer South

3085308 Leeds Road, WF3

LCC

Ecology support

Supported

Supported

Ecology boundary

Education comments

3081A+3445A+3085+129B+129AB+1365A+1261+3088+3085 = 1025 houses generates 256 primary and 102.5 secondary children. New 1FE primary school required.

Flood Risk

Flood Zone 1

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

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

Spatial relationships

UDP Designations		
N32 Greenbelt	99.77	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	4.40	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

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

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Woodlesford
Nearest train station distance (m)	4414.20
Nearest bus stop	6122
Nearest bus stop distance (m)	197.85

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

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

Conclusions

Issues and Options Summary

Green Belt site. The site is surrounded by development on three sides and this limits the potential for unrestricted sprawl into the Green Belt. No Highways issues raised.

Site affects others?

Sustainability summary

Summary of reps

Anti

Alternative site - Pontefract Lane Market, a site near A63 on way to Temple Newsam / Aberford Road, Rothwell near Rennington Lane, 30 acres which is a Brown field Site / 26 acres off Swithens Lane Rothwell / There is a brownfield site nearby on Thorpe Lower Lane. Rhubarb Triangle.

Accident spot area of the A61.

Carlton Lane has a severe problem of park and ride users of 110 bus service is causing congestion.

Green Lane, Carlton Lane and Cemetery Lane already experiencing very heavy traffic.

Helps to keep the settlements of Lofthouse, Robin Hood and Carlton separate.

A former 'Bell Mine' that burned out many years ago is reported to be where there is a copse of trees on the sites.

Drainage – existing problem at bottom of Jumbles Lane.

Description incorrect - as site is NOT bound on 3 sides by property. Ignored TPO in middle of the site. Nearest railway station wrong, highway assessment wrong. The site is named the wrong reference and quotes planning permission from another address.

The calculations used to justify this site are based on irrational or unreasonable assumptions - Ardsley reservoir is not natural green space - if this is removed will reduce the amount per person for the area.

Potential graves on this site.

There are shallow mine workings under the land.

Pro

There is no need for significant infrastructure provision which would prevent delivery of the site in the short term.

The Carlton Neighbourhood Association considers this site may be appropriate for development on a smaller scale, providing that:1) The means of access is directly from Leeds Road; 2) Any development is only along the sides of the field adjoining Leeds Road and 1 Jumbles Lane; and 3) The island of trees within the field remains untouched.

Metro

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

Distance to Core Network (Centre of site)	Buses Per Hour	Access to Primary Schools	Access to Secondary Schools	Access to Primary Health
191	12	Yes	Yes	Yes

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Greenbelt Site, potential for further sprawl to the north.

Site Details

Easting	433001	Northing	425655	Site area ha	1.1	SP7	Smaller Settlement Extension
HMCA	Outer South				Ward	Ardsley and Robin Hood	

Site Characteristics

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

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

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

Description

The site is well contained and this reduces the potential for sprawl and overall impact on the Green Belt. There are no physical constraints on the site, the site is on the outskirts of the Leeds boundary and in a smaller settlement.

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

Outer South

3088 Westgate Lane, Lofthouse

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

Green Belt site. The site is well contained and this reduces the potential for sprawl and overall impact on the Green Belt. Whilst there are no physical constraints on the site, the site is on the outskirts of the Leeds boundary and in a smaller settlement

SHLAA conclusions

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

Summary of infrastructure provider comments

LCC Highways Comments		Rank (1-5)
Public transport accessibility comments		
100% secondary education, 100% primary health, 80% employment		2
Access comments		5
adequate site frontage for visibility		
Local network comments		5
The scale of development should not cause issues on the network		
Mitigation measures		Total score
		12
Highways site support		
yes		
Contingent on other sites		
Contingent on other sites		

Highways Agency			
Impact	No material impact	Network Status	No objection
n/a			

Network Rail	

Yorkshire Water	
Treatment Works	Lemonroyd
Large diameter water main crosses centre of the site east to west	

Environment Agency	
Constraints	
FZ1 over1 ha. See comments in main text of our response.	

LCC	
Ecology support	Supported
Supported	

Outer South

3088 Westgate Lane, Lofthouse

Ecology boundary

Education comments

3081A+3445A+3085+129B+129AB+1365A+1261+3088+3085 = 1025 houses generates 256 primary and 102.5 secondary children. New 1FE primary school required.

Flood Risk

Flood Zone 1

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

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

App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations

N32 Greenbelt	99.93	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

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

Nearest train station	Woodlesford
Nearest train station distance (m)	5128.42
Nearest bus stop	1389
Nearest bus stop distance (m)	356.78

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

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

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

Conclusions

Issues and Options Summary

Green Belt site. The site is well contained and this reduces the potential for sprawl and overall impact on the Green Belt. Whilst there are no physical constraints on the site, the site is on the outskirts of the Leeds boundary and in a smaller settlement.

Site affects others?

Sustainability summary

Summary of reps

Metro				
The sites in this list are supported for housing growth. Site specific mitigation would be required but it is unlikely that substantial bus service provision would be required at these sites (based on the current public transport network). From a public transport perspective, we would encourage the prioritisation of these sites based on the proximity to the core public transport network and the bus service frequency levels.				
Distance to Core Network (Centre of site)	Buses Per Hour	Access to Primary Schools	Access to Secondary Schools	Access to Primary Health
361	12	Yes	Yes	Yes

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

The site is well contained and this reduces the potential for sprawl and overall impact on the Green Belt. There are no physical constraints on the site, the site is on the outskirts of the Leeds boundary and in a smaller settlement.

Outer South

3093 Eshald Lane, Woodlesford

Site Details

Easting	436988	Northing	428791	Site area ha	1.3	SP7	Major Settlement Extension
HMCA	Outer South				Ward	Rothwell	

Site Characteristics

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

On-site land uses

Managed Forest

Outdoor amenity and open space

Neighbouring land uses

Managed Forest

Agriculture

Dwellings

Other land uses - None

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

Description

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	No
Would development result in an isolated development?	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 unrestricted sprawl

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

Outer South

3093 Eshald Lane, Woodlesford

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

Boundary only partially well defined. Risk development would set a precedent for sprawl.

SHLAA conclusions

Availability: Unknown Suitability: Unsuitable Achievability: Longterm (11+yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
3 buses per hour, 100% rail, 60% primary % secondary education, 60% primary health	4

Access comments	
Eshald Lane is narrow and unsuitable for access, Lynwood Avenue would be the only option	5

Local network comments	
spare capacity but cumulative issues	4

Mitigation measures	Total score
	13

Highways site support
yes with no access from Eshald Lane

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
Large diameter water main spans whole site north/south	

Environment Agency

Constraints	
FZ1 over1 ha. See comments in main text of our response.	

LCC

Ecology support	Supported
Supported	

Outer South

3093 Eshald Lane, Woodlesford

Ecology boundary

Education comments

Flood Risk

Flood Zone 1

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

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

App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations		
N32 Greenbelt	99.86	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	
Core Strategy		
Main Urban Area	0.00	% overlap
Major Settlement	1.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	
Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %0.00

Nearest train station	Woodlesford
Nearest train station distance (m)	331.02
Nearest bus stop	8067
Nearest bus stop distance (m)	223.33

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

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

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

Conclusions

Issues and Options Summary

Green Belt site adjacent to N1 greenspace on the existing UDP. See also greenspace section, page 22, question G10. No definable boundary. The site is heavily wooded. It is considered that development would compromise the setting of the green space and be unrelated to the existing settlement pattern.

Site affects others?

Sustainability summary

Summary of reps

Anti				
This is an allotment site and should be sieved out.				
Should be formally designated as part of Eshald Wood for Natural Greenspace. There is no definable boundary between the site and the adjacent greenspace designation; they are both heavily treed thus the site contributes to the ecological value and function of Eshald Wood.				
Metro				
We agree that these sites would not be suitable for housing development.				
Distance to Core Network (Centre of site)	Buses Per Hour	Access to Primary Schools	Access to Secondary Schools	Access to Primary Health
1126	6	Yes	Yes	Yes

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site adjacent to N1 greenspace on the existing UDP. No definable boundary. The site is heavily wooded. It is considered that development would compromise the setting of the green space and be unrelated to the existing settlement pattern.

Outer South

3300 Former White Hart Hotel, 40 Church Street, Woodlesford, Leeds

Site Details

Easting	436427	Northing	429109	Site area ha	0.2	SP7	Major Settlement Infill
HMCA	Outer South				Ward	Rothwell	

Site Characteristics

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

On-site land uses

Vacant land

Neighbouring land uses

Dwellings

Other land uses - None

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

Description

Brownfield site.

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

Outer South

3300 Former White Hart Hotel, 40 Church Street, Woodlesford, Leeds

SHLAA conclusions

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

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

--

Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Ecology boundary

--

Education comments

--

Flood Risk

--

Utilities

Gas	

Electric

--

Fire and Rescue

--

Telecoms

--

Other

English Heritage	

Natural England

--

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

App Number	Proposal	Decision	% of site
09/05128/FU	Single storey side and rear extension, access ramp to front and attached smoking shelter to other side	A	100

Outer South

3300 Former White Hart Hotel, 40 Church Street, Woodlesford, Leeds

10/03978/FU	Demolition of public house, laying out of access and erect 3 houses and 4 bungalows, with garages	A	100
11/04128/COND	Consent, agrement or approval required by conditions 3, 4, 7, 8, 11 and 14 of Planning Application 10/03978/FU	W	100
12/01341/COND	Consent, agreement or approval required by conditions 14, 15, 16 and 17 of Planning Application 10/03978/FU	W	100
12/00191/FU	Demolition of public house, laying out of access and erect 3 houses and 4 bungalows, with garages	A	100
11/9/00210/MOD	Demolition of public house, laying out of access and erect 3 houses and 4 bungalows, with garages NON MATERIAL AMENDMENT TO 10/03978/FU Increase in width and repositioning of bungalows to plots 4, 5,6 and 7	W	100

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

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

Nearest train station	Woodlesford
Nearest train station distance (m)	394.99
Nearest bus stop	10450
Nearest bus stop distance (m)	63.54

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

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

Outer South

3300 Former White Hart Hotel, 40 Church Street, Woodlesford, Leeds

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

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation
Identified housing site

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

Site Details							
Easting	433849	Northing	428832	Site area ha	1.6	SP7	Major Settlement Infill
HMCA	Outer South				Ward	Rothwell	

Site Characteristics	
Site type	Greenfield
On-site land uses	
Allotment and city farm	
Neighbouring land uses	
Dwellings	
Education	

Other land uses - None

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

Description	
Allotment site.	

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

Outer South

3318 Land off Wood Lane

SHLAA conclusions

Availability: Short (≤ 5 yrs)

Suitability: LDF to determine

Achievability: Longterm (11+yrs)

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

3 buses per hour, 100% primary & secondary education, 100 primary health

Rank (1-5)

4

Access comments

Access off Victoria Road is ok

5

Local network comments

cumulative issues

3

Mitigation measures

Total score

12

Highways site support

yes

Contingent on other sites

Contingent on other sites

Highways Agency

Impact	No material impact	Network Status	No objection
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Network Rail

Yorkshire Water

Treatment Works	Lemonroyd
-----------------	-----------

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

Environment Agency

Constraints

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

LCC

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

Supported

Outer South

3318 Land off Wood Lane

Ecology boundary

Education comments

Flood Risk

Flood Zone 1

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

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

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

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	90.33	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

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

3318 Land off Wood Lane

Nearest train station	Woodlesford
Nearest train station distance (m)	2981.70
Nearest bus stop	11928
Nearest bus stop distance (m)	117.93

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

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

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

Conclusions

Issues and Options Summary

Protected allotment (N1A) land on the existing UDP. Loss of allotments would need to be considered through the greenspace review. See Greenspace section page 22, question G11)

Site affects others?

Sustainability summary

Summary of reps

Anti
Used as allotments.

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Protected allotment (N1A) land on the existing UDP.

Site Details

Easting	433514	Northing	429047	Site area ha	0.5	SP7	Major Settlement Infill
HMCA	Outer South				Ward	Rothwell	

Site Characteristics

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

On-site land uses

Allotment and city farm

Neighbouring land uses

Dwellings

Other land uses - None

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

Description

Allotment Site.

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

Outer South

3444 Wood Lane Allotments, Rothwell, Leeds

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)

3 buses per hour, 100% primary & secondary education, 100 primary health

4

Access comments

Access ok off Wood Lane

5

Local network comments

cumulative issues

3

Mitigation measures

Total score

12

Highways site support

yes

Contingent on other sites

Contingent on other sites

Highways Agency

Impact	No material impact	Network Status	No objection
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Network Rail

Yorkshire Water

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

Environment Agency

Constraints

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

LCC

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

Supported

Ecology boundary

Education comments

Flood Risk

Flood Zone 1

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

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

App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	99.83	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

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

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

Other Spatial Relationship

LCC ownership %0.00

3444 Wood Lane Allotments, Rothwell, Leeds

Nearest train station	Woodlesford
Nearest train station distance (m)	3306.70
Nearest bus stop	3670
Nearest bus stop distance (m)	54.67

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

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

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

Conclusions

Issues and Options Summary

Protected allotment (N1A) land on the existing UDP. Loss of allotments would need to be considered through the greenspace review. See Greenspace section page 22, question G12).

Site affects others?

Sustainability summary

Summary of reps

Anti				
Retain as allotments.				
Metro				
We agree that these sites would not be suitable for housing development.				
Distance to Core Network (Centre of site)	Buses Per Hour	Access to Primary Schools	Access to Secondary Schools	Access to Primary Health
566	6	Yes	Yes	Yes

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Protected allotment (N1A) land on the existing UDP.

Outer South

3445A Land at Leadwell Lane, Robin Hood

Site Details

Easting	433166	Northing	427730	Site area ha	2.3	SP7	Smaller Settlement Extension
HMCA	Outer South				Ward	Ardsley and Robin Hood	

Site Characteristics

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

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Outdoor amenity and open space

Other land uses - None

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

Description

Greenfield site to the east of Robin Hood. The site wraps around the back of a group of houses to the south. Site is connected to residential area to west, and countryside to east. Most of the boundary is clearly defined, eastern boundary cuts across centre of field.

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

Outer South

3445A Land at Leadwell Lane, Robin Hood

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

Green Belt site. The site is well connected to the urban area and would join up isolated group of houses to the south with the settlement. Low risk of 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

3 buses per hour, 100% primary, secondary & Health

Rank (1-5)

4

Access comments

Limited frontages onto Leadwell Lane (40mph), mitigation required

3

Local network comments

spare capacity but cumulative issues

4

Mitigation measures

signals

Total score

11

Highways site support

yes with mitigation

Contingent on other sites

Contingent on other sites

Highways Agency

Impact

Network Status

No objection subject to mitigation

Network Rail

Yorkshire Water

Treatment Works

Lemonroyd

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

Environment Agency

Constraints

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

Outer South

3445A Land at Leadwell Lane, Robin Hood

LCC

Ecology support

Ecology boundary

Education comments

3081A+3445A+3085+129B+129AB+1365A+1261+3088+3085 = 1025 houses generates 256 primary and 102.5 secondary children. New 1FE primary school required.

Flood Risk

Flood Zone 1

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

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

App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations

N32 Greenbelt	99.92	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Other Spatial Relationship

LCC ownership %	0.05
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Nearest train station	Woodlesford
Nearest train station distance (m)	3895.15
Nearest bus stop	12453
Nearest bus stop distance (m)	122.39

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

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

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

Conclusions

Issues and Options Summary

Green Belt site. The site is well connected to the urban area and would join up isolated group of houses to the south with settlement. Low risk of urban sprawl.

Site affects others?

Sustainability summary

Summary of reps

Anti
Effect on Rhubarb Triangle.

Metro				
Significant developer contributions will be required at these sites to improve the public transport to meet the council LDF accessibility policies; particularly in the larger sites should these be brought forward for development. These include SHLAA ref: 2062, 1032, 1046, 1017 & 1055. Sites which fall marginally outside the 400m catchments and have high bus frequencies or are small sites low capacity are less of concern but are flagged up nonetheless. The table also includes accessibility assessments results to access other services and facilities within acceptable journey times on public transport.				
Distance to Core Network (Centre of site)	Buses Per Hour	Access to Primary Schools	Access to Secondary Schools	Access to
Primary Health				
624	12	Yes	Yes	Yes

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

The site is well connected to the urban area and would join up isolated group of houses to the south with the settlement.

Outer South

3445B Land at Leadwell Lane, Robin Hood

Site Details

Easting	433283	Northing	427944	Site area ha	4.2	SP7	Smaller Settlement Extension
HMCA	Outer South				Ward	Ardsley and Robin Hood	

Site Characteristics

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

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Outdoor amenity and open space

Other land uses - None

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

Description

--

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

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

2. Prevent neighbouring towns from merging

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

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

3. Assist in safeguarding the countryside from encroachment

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

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

4. Preserve the setting and special character of historic towns

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

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

Outer South

3445B Land at Leadwell Lane, Robin Hood

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

Green Belt site, unrelated to the existing settlement pattern. Development would reduce the Green Belt gap between Rothwell and Robin Hood.

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

3 buses per hour, just outside walking distances to other services

Rank (1-5)

3

Access comments

Access via Northfield Avenue is narrow and form long cul-de-sac - cannot be supported in isolation

2

Local network comments

spare capacity but cumulative issues

4

Mitigation measures

signals

Total score

9

Highways site support

No

Contingent on other sites

Contingent on other sites

Highways Agency

Impact

Network Status

No objection subject to mitigation

Network Rail

Yorkshire Water

Treatment Works

Lemonroyd

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

Environment Agency

Constraints

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

Outer South

3445B Land at Leadwell Lane, Robin Hood

LCC

Ecology support

Ecology boundary

Education comments

Flood Risk

Flood Zone 1

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

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

App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations

N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.01	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.01
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Nearest train station	Woodlesford
Nearest train station distance (m)	3714.39
Nearest bus stop	12453
Nearest bus stop distance (m)	366.70

Agricultural classification	Grade 2
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input type="checkbox"/>

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

Conclusions

Issues and Options Summary

Green Belt site, unrelated to the existing settlement pattern. Development would reduce the Green Belt gap between Rothwell and Robin Hood.

Site affects others?

Sustainability summary

Summary of reps

Anti
Harmful impact on the Green Belt function of separating settlements – in this case Robin Hood and its neighbouring town of Rothwell.

Metro				
We agree that these sites would not be suitable for housing development.				
Distance to Core Network (Centre of site)	Buses Per Hour	Access to Primary Schools	Access to Secondary Schools	Access to Primary Health
724	12	Yes	Yes	Yes

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site, unrelated to the existing settlement pattern. Development would reduce the Green Belt gap between Rothwell and Robin Hood.

Outer South

3465 Leadwell Lane, Rothwell

Site Details

Easting	433688	Northing	427934	Site area ha	1.1	SP7	Other
HMCA	Outer South				Ward	Rothwell	

Site Characteristics

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

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

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

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

SHLAA conclusions

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

Summary of infrastructure provider comments

Highways Agency			
Impact		Network Status	

Network Rail			

Yorkshire Water			
Treatment Works			

Environment Agency			
Constraints			

LCC			
Ecology support			

Ecology boundary			

Education comments			

Flood Risk			

Utilities			
Gas			

Electric			

Fire and Rescue			

Telecoms			

Other			
English Heritage			

Natural England			

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

App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Woodlesford
Nearest train station distance (m)	3334.25
Nearest bus stop	4742
Nearest bus stop distance (m)	279.69

Agricultural classification	Grade 2
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input checked="" type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input type="checkbox"/>

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

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation
Not proposed as housing allocation

DPP Allocation Conclusion
Not within Settlement Hierarchy.

Outer South

4082 Windlesford Green Hostel, Woodlesford

Site Details

Easting	435645	Northing	429012	Site area ha	0.7	SP7	Major Settlement Infill
HMCA	Outer South				Ward	Rothwell	

Site Characteristics

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

On-site land uses

General
Unmanaged Forest

Neighbouring land uses

Dwellings
General
Residential institution

Other land uses - None

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

Description

The site is well connected to the urban area and would join up isolated group of houses to the south with the settlement. Access is good.

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

Outer South

4082 Windlesford Green Hostel, Woodlesford

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

4 buses per hour and good access to services with exception of secondary ed

Rank (1-5)

4

Access comments

existing access onto Holmsley Lane acceptable

5

Local network comments

small development negligible impact on network

5

Mitigation measures

Total score

14

Highways site support

yes

Contingent on other sites

Contingent on other sites

Highways Agency

Impact No material impact Network Status No objection

Network Rail

Yorkshire Water

Treatment Works Lemonroyd

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

Environment Agency

Constraints

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

Outer South

4082 Windlesford Green Hostel, Woodlesford

LCC

Ecology support

Not supported

Not supported (RED). No site based designations but this site consists Lowland Mixed Woodland (a UK BAP Priority Habitat) along the eastern parts of the allocation.

Ecology boundary

Supported with mitigation if Red hatched areas are excluded and boundary amended as per drawing RM/4082. Mitigation will be required to protect and enhance the eastern boundary with the excluded woodland by planting a minimum 10 metre buffer with native shrubs and small trees. The woodland area should not be used for public open space and therefore may need permanent protective fencing.

Education comments

Flood Risk

Flood Zone 1

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

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

App Number	Proposal	Decision	% of site

Spatial relationships

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

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

Sch. Ancient Mon.	0.00
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Other Spatial Relationship

LCC ownership %	99.82
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Nearest train station	Woodlesford
Nearest train station distance (m)	1177.68
Nearest bus stop	793
Nearest bus stop distance (m)	84.67

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

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

Conclusions

Issues and Options Summary

Vacant brownfield site with good access, appropriate for housing.

Site affects others?

No

Sustainability summary

Summary of reps

Pro
Brownfield site which could accommodate housing or care facility.

Metro				
The sites in this list are supported for housing growth. Site specific mitigation would be required but it is unlikely that substantial bus service provision would be required at these sites (based on the current public transport network). From a public transport perspective, we would encourage the prioritisation of these sites based on the proximity to the core public transport network and the bus service frequency levels.				
Distance to Core Network (Centre of site)	Buses Per Hour	Access to Primary Schools	Access to Secondary Schools	Access to Primary Health
340	4	Yes	Yes	Yes

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

The site is well connected to the urban area and would join up isolated group of houses to the south with the settlement.

Site Details

Easting	436264	Northing	426983	Site area ha	16.1	SP7	Other Rural Extension
HMCA	Outer South				Ward	Rothwell	

Site Characteristics

Site type	Greenfield
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

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

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

SHLAA conclusions

Availability: Medium (6-10yrs) Suitability: LDF to determine Achievability: Longterm (11+yrs)

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Ecology boundary

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Education comments

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Flood Risk

--

Utilities

Gas	

Electric

--

Fire and Rescue

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Telecoms

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Other

English Heritage	

Natural England

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

App Number Proposal Decision % of site

Spatial relationships

UDP Designations

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

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Woodlesford
Nearest train station distance (m)	2166.24
Nearest bus stop	9275
Nearest bus stop distance (m)	292.64

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

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

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation
Not proposed as housing allocation

DPP Allocation Conclusion
Large Greenbelt Site.Protect greenbelt from encroachment and unrestricted sprawl into the greenbelt.

Site Details

Easting	433558	Northing	426967	Site area ha	0.7	SP7	Other Rural Infill
HMCA	Outer South				Ward	Rothwell	

Site Characteristics

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

Other land uses - None

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

Description	
Connected to settlement, with good access. Flat with no tree coverage. Well defined boundary.	

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

SHLAA conclusions

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

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
No PT other OK	3
Access comments	
Access off Shayfield Lane	5
Local network comments	
OK	5
Mitigation measures	Total score
	13
Highways site support	
Yes	
Contingent on other sites	
Contingent on other sites	

Highways Agency

Impact	No material impact	Network Status	No objection, no mitigation required
n/a			

Network Rail

Yorkshire Water

Treatment Works	

Environment Agency

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

LCC

Ecology support	Supported
Supported (Green)	
Ecology boundary	
Education comments	

Outer South

4192 Land At Shayfield Lane, Carlton, WF3

Flood Risk

Flood Zone 1

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

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

App Number	Proposal	Decision	% of site
12/00680/OT	Outline application for residential development	A	87
13/01188/COND	Consent, agreement or approval required by conditions 5, 6, 7, 9, 10, 12, 13, 14, 15, 16 and 17 of Planning Application 12/00680/OT	A	87
12/05432/RM	Reserved matters application for 14 houses (appearance, landscaping and layout).	A	87
13/9/00167/MOD	Outline application for residential development NON MATERIAL AMENDMENT to 12/00680/OT: The omission of part section of footpath link to Queens Drive, with modification to plot 4 house path and associated modifications.	M01	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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Woodlesford
Nearest train station distance (m)	3885.72
Nearest bus stop	11811
Nearest bus stop distance (m)	105.91

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

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation
Identified housing site

DPP Allocation Conclusion
Connected to settlement, with good access. Flat with no tree coverage. Well defined boundary.

Outer South

4220 Lofthouse

Site Details

Easting	434081	Northing	425940	Site area ha	1.6	SP7	Smaller Settlement Extension
HMCA	Outer South				Ward	Ardsley and Robin Hood	

Site Characteristics

Site type	Brownfield
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On-site land uses

Manufacturing and Wholesale

Vacant building

Neighbouring land uses

Dwellings

Transport tracks and ways

Agriculture

Other land uses - None

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

Description

Well connected to existing urban area. No Highways issues raised.

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

Brownfield site washed over with Green Belt. Development of the site would extend the urban area along the road (Ouzlewell Green) to the east, however development would be well contained by the motorway to the south and highway to the north. The existing commercial developments already have a significant impact on the character of the GB, as a result the impact of housing development could be neutral.

SHLAA conclusions

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

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments Rank (1-5)
Fails PT and Employment, Ok on Health and Education 2

Access comments

Local network comments

Mitigation measures Total score

Highways site support

Contingent on other sites

Contingent on other sites

Highways Agency

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

Yorkshire Water

Treatment Works

Environment Agency

Constraints
FZ2 & 3 touches eastern tip of site. See comments in our previous I&O consultation. Main river (Oulton Beck) within 10m of eastern tip of site.

LCC

Ecology support	Supported
Supported	

Outer South

4220 Lofthouse

Ecology boundary

Education comments

Flood Risk

Flood Zone 1

Utilities

Gas

A 450mm diameter high pressure pipeline crosses the south east corner of this site. This pipeline will be protected with a Deed of Easement which will restrict the work which may be undertaken within that easement. In addition there is a recommended minimum building proximity distance to normally occupied properties, which for this pipeline is 7m.

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

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

App Number	Proposal	Decision	% of site
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Spatial relationships

UDP Designations

N32 Greenbelt	99.72	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Woodlesford
Nearest train station distance (m)	4164.53
Nearest bus stop	4351
Nearest bus stop distance (m)	24.74

Agricultural classification	Grade 2
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input checked="" type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

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

Conclusions

Issues and Options Summary

Green - Brownfield, low impact on the GB. Well connected to existing urban area. Potntial noise issues from adjacent motorway. Site might be required for access into site 1261

Site affects others?

1261 access now achievable

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

Green Belt site. Well connected to existing urban area. No Highways issues raised. This site can provide access through to adjacent site 1261.

Outer South

4222A Land between Fleet Lane & Methley Lane Oulton

Site Details

Easting	436387	Northing	427865	Site area ha	3.9	SP7	Major Settlement Extension
HMCA	Outer South				Ward	Rothwell	

Site Characteristics

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

On-site land uses

Vacant land

Adjacent land uses - None

Other land uses - None

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

Description

Greenfield site surrounded by housing on two sides to the north and west. Good access. Round off settlement and massing with sites 4222b and 4222c for better Infrastructure provision.

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

Greenbelt Site. Well connected to the built up area. Round off settlement and massing with sites 4222b and 4222c for better Infrastructure provision.

Outer South

4222A Land between Fleet Lane & Methley Lane Oulton

SHLAA conclusions

Availability: Unknown Suitability: LDF to determine Achievability:

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Ecology boundary

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Education comments

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Flood Risk

--

Utilities

Gas	

Electric

--

Fire and Rescue

--

Telecoms

--

Other

English Heritage	

Natural England

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

App Number Proposal Decision % of site

Spatial relationships

UDP Designations

N32 Greenbelt	99.97	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input checked="" type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

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

Regeneration Areas

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

Other Spatial Relationship

LCC ownership %	0.08
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Nearest train station	Woodlesford
Nearest train station distance (m)	1287.19
Nearest bus stop	8863
Nearest bus stop distance (m)	127.27

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

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

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation
Preferred housing allocation

DPP Allocation Conclusion
Round off settlement and massing with sites 4222b and 4222c for better Infrastructure provision.

Outer South

4222B Land between Fleet Lane & Methley Lane Oulton

Site Details

Easting	436717	Northing	428122	Site area ha	3.4	SP7	Major Settlement Extension
HMCA	Outer South				Ward	Rothwell	

Site Characteristics

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

On-site land uses

Vacant land

Adjacent land uses - None

Other land uses - None

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

Description

Residential dwelling to the west with good access. Round off settlement and massing with sites 4222a and 4222c for better Infrastructure provision.

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

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

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

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

4. Preserve the setting and special character of historic towns

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

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

Greenbelt Site. Connected to the built up area. Round off settlement and massing with sites 4222a and 4222c for better Infrastructure provision.

Outer South

4222B Land between Fleet Lane & Methley Lane Oulton

SHLAA conclusions

Availability: Unknown Suitability: LDF to determine Achievability:

Summary of infrastructure provider comments

Highways Agency	
Impact	Network Status

Network Rail

Yorkshire Water
Treatment Works

Environment Agency
Constraints

LCC
Ecology support

Ecology boundary

Education comments

Flood Risk

Utilities
Gas

Electric

Fire and Rescue

Telecoms

Other
English Heritage

Natural England

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

App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations

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

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Woodlesford
Nearest train station distance (m)	960.16
Nearest bus stop	7981
Nearest bus stop distance (m)	413.21

Agricultural classification	Grade 3a
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input checked="" type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation
Preferred housing allocation

DPP Allocation Conclusion
Round off settlement and massing with sites 4222a and 4222c for better Infrastructure provision.

Outer South

4222C Land between Fleet Lane & Methley Lane Oulton

Site Details

Easting	436614	Northing	427872	Site area ha	7.6	SP7	Major Settlement Extension
HMCA	Outer South				Ward	Rothwell	

Site Characteristics

Site type	Greenfield
-----------	------------

On-site land uses

Vacant land

Adjacent land uses - None

Other land uses - None

Topography		Landscape	No Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description

Site with good access. Round off settlement and massing with sites 4222a and 4222b for better Infrastructure provision.

Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	No
Would development result in an isolated development?	No
Is the site well connected to the built up area?	No
Would development round off the settlement?	Yes
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	Low potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	Yes
Do features provide boundaries to contain the development?	Yes
Coalescence Conclusion	No merging of settlements

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas (SSSIs)	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	No
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	No
Encroachment Conclusion	Site does not perform an important role in safeguarding from encroachment

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	No
Can development preserve this character?	
Character Conclusion	No effect on the setting and special character of historic features

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Greenbelt Site. Connected to the built up area. Round off settlement and massing with sites 4222a and 4222b for better Infrastructure provision.
--

Outer South

4222C Land between Fleet Lane & Methley Lane Oulton

SHLAA conclusions

Availability: Unknown Suitability: LDF to determine Achievability:

Summary of infrastructure provider comments

Highways Agency	
Impact	Network Status

Network Rail

Yorkshire Water
Treatment Works

Environment Agency
Constraints

LCC
Ecology support

Ecology boundary

Education comments

Flood Risk

Utilities
Gas

Electric

Fire and Rescue

Telecoms

Other
English Heritage

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations

N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input checked="" type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	1.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Woodlesford
Nearest train station distance (m)	1222.50
Nearest bus stop	8863
Nearest bus stop distance (m)	315.34

Agricultural classification	Grade 3b
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input checked="" type="checkbox"/>
Overlaps Pot. Contamination	<input type="checkbox"/>
Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation
Preferred housing allocation

DPP Allocation Conclusion
Round off settlement and massing with sites 4222a and 4222b for better Infrastructure provision.

Site Details

Easting	436913	Northing	428039	Site area ha	7	SP7	Major Settlement Extension
HMCA	Outer South				Ward	Rothwell	

Site Characteristics

Site type	Greenfield
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	

Description	
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Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Outer South

4222D Land between Fleet Lane & Methley Lane Oulton

SHLAA conclusions

Availability: Unknown Suitability: LDF to determine Achievability:

Summary of infrastructure provider comments

Highways Agency			
Impact		Network Status	

Network Rail			

Yorkshire Water			
Treatment Works			

Environment Agency			
Constraints			

LCC			
Ecology support			

Ecology boundary			

Education comments			

Flood Risk			

Utilities			
Gas			

Electric			

Fire and Rescue			

Telecoms			

Other			
English Heritage			

Natural England			

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations

N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Woodlesford
Nearest train station distance (m)	1041.66
Nearest bus stop	3427
Nearest bus stop distance (m)	411.95

Agricultural classification	Grade 3
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input checked="" type="checkbox"/>
Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation
Not proposed as housing allocation

DPP Allocation Conclusion
Greenbelt Site.Protect greenbelt from encroachment and unrestricted sprawl into the greenbelt.

Outer South

4231 Wakefield Road, Rothwell

Site Details

Easting	432693	Northing	428488	Site area ha	2	SP7	Other
HMCA	Outer South				Ward	Rothwell	

Site Characteristics

Site type	Brownfield
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	No

Description	
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Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Outer South

4231 Wakefield Road, Rothwell

SHLAA conclusions

Availability: Unknown Suitability: LDF to determine Achievability:

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Ecology boundary

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Education comments

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Flood Risk

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Utilities

Gas	

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage	

Natural England

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Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
09/04152/OT	Outline application for one office block and 6 industrial units	R	82

Spatial relationships

UDP Designations

N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Woodlesford
Nearest train station distance (m)	4169.57
Nearest bus stop	10940
Nearest bus stop distance (m)	84.91

Agricultural classification	Grade 2
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input checked="" type="checkbox"/>

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation
Not proposed as housing allocation

DPP Allocation Conclusion
Site not within the settlement hierarchy.

Site Details

Easting	433855	Northing	428943	Site area ha	0.4	SP7	Major Settlement Infill
HMCA	Outer South				Ward	Rothwell	

Site Characteristics

Site type	Brownfield
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On-site land uses

Vacant building

Neighbouring land uses

Dwellings

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Vacant public house. Surrounded by dwellings on 3 sides, with good access.
--

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Outer South

5101 Woodland Hotel, Wood Lane, Rothwell, Leeds LS26 0ph

SHLAA conclusions

Availability:

Suitability:

Achievability:

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works			
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Environment Agency

Constraints	
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LCC

Ecology support			

Ecology boundary

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Education comments

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Flood Risk

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Utilities

Gas			

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage			

Natural England

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Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
14/02173/FU	Change of house type to plots 3, 4 and 5 to include rooms in roof space		100

Outer South

5101 Woodland Hotel, Wood Lane, Rothwell, Leeds LS26 0ph

12/05393/FU	Demolition of public house laying out of new access and erect 12 houses	A	100
14/02186/FU	Change of house type to include rooms in roofspace to plots 3, 4 and 5 only		100
14/03729/COND	Consent, agreement or approval required by conditions 3, 4, 5, 7, 12, 13, 14, 15, 18 and 20 of Planning Application 12/05393/FU		100

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	1.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Woodlesford
Nearest train station distance (m)	2969.12
Nearest bus stop	11928
Nearest bus stop distance (m)	138.31

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation
Identified housing site

DPP Allocation Conclusion
Brownfield site surrounded by housing on three sides with good access.

Site Details							
Easting	439573	Northing	427241	Site area ha	0.3	SP7	Smaller Settlement Infill
HMCA	Outer South				Ward	Kippax and Methley	

Site Characteristics	
Site type	Brownfield
On-site land uses	
Derelict	

Adjacent land uses - None

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description	
Brownfiled site with access.	

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

SHLAA conclusions

Availability:

Suitability:

Achievability:

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	Supported
Supported	

Ecology boundary

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Education comments

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Flood Risk

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Utilities

Gas	

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage	

Natural England

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Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	1.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	96.84
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Nearest train station	Woodlesford
Nearest train station distance (m)	3308.54
Nearest bus stop	6099
Nearest bus stop distance (m)	49.04

Agricultural classification	Grade 3
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation
Identified housing site

DPP Allocation Conclusion
UDP Allocated Housing Site H3-3A.13. Recent housing development completed to the east of the site. Good access.

Site Details							
Easting	432407	Northing	427605	Site area ha	0.3	SP7	Smaller Settlement Infill
HMCA	Outer South				Ward	Ardsley and Robin Hood	

Site Characteristics	
Site type	Brownfield

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Outer South

5129 Sharp Lane, Robin Hood

SHLAA conclusions

Achievability:

Summary of infrastructure provider comments

Highways Agency

Impact	Network Status

Network Rail	
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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC	
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Ecology support	

Ecology boundary	
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Education comments	
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Flood Risk	
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Utilities

Electric	
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Fire and Rescue	
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Telecoms	
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Other	
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English Heritage	

Natural England	
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Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	1.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Woodlesford
Nearest train station distance (m)	4652.55
Nearest bus stop	9329
Nearest bus stop distance (m)	58.41

Agricultural classification	Grade 3
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation
Identified housing site

DPP Allocation Conclusion
Site built out.

Site Details

Easting	436221	Northing	427521	Site area ha	0.6	SP7	Other Rural Infill
HMCA	Outer South				Ward	Rothwell	

Site Characteristics

Site type	Brownfield
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On-site land uses

Vacant building

Adjacent land uses - None

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description

Brownfield site with good access. Connected to housing to the south.
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Outer South

5149 China Red Dragon, 3 Wakefield Road, Oulton

SHLAA conclusions

Availability:

Suitability:

Achievability:

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Ecology boundary

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Education comments

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Flood Risk

--

Utilities

Gas	

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage	

Natural England

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Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
12/04261/FU	One three storey care home with car parking and landscaping	R	91

Outer South

5149 China Red Dragon, 3 Wakefield Road, Oulton

14/05426/COND	Consent, agreement or approval required by conditions 3, 4, 5, 6, 7, 9, 12, 13, 15 and 18 of Planning Application 14/02689/FU		100
13/05091/OT	Demolition of existing building and erection of 11No. dwellings	W	91
14/02689/FU	Demolition of restaurant and erect 74 bedroom residential care home for the elderly with car parking and associated external works.	A	100

Spatial relationships

UDP Designations

N32 Greenbelt	7.77	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	4.65	
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	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	7.77
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Nearest train station	Woodlesford
Nearest train station distance (m)	1667.54
Nearest bus stop	13785
Nearest bus stop distance (m)	48.73

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation
Identified housing site

DPP Allocation Conclusion
Brownfield site with good access. Connected to housing to the south.

Outer South

5153 Land south of Barnsdale Road Methley

Site Details

Easting	439809	Northing	425960	Site area ha	3.8	SP7	Smaller Settlement Extension
HMCA	Outer South				Ward	Kippax and Methley	

Site Characteristics

Site type	Greenfield
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	

Description	
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Greenbelt Assessment

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Outer South

5153 Land south of Barnsdale Road Methley

SHLAA conclusions

Availability:

Suitability:

Achievability:

Summary of infrastructure provider comments

Highways Agency

Impact	No material impact	Network Status	No objection

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	Not Supported
Not supported - RED - Remove northern portion from the proposed allocation which lies within the updated 2014 Leeds Habitat Network because it is vulnerable to flooding from the River Calder. Remove the flood risk zone from the housing allocation and plant with species rich grassland, scrub and woodland.	

Ecology boundary

Amber - Supported with mitigation - if Red hatched areas are excluded and the boundary is amended as per drawing RM/5153.			
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Education comments

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Flood Risk

Approx. 30% of site is located in SFRA FZ2. Source is the River Calder. A detailed FRA is required for any development. Surface water flood risk = Low.			
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Utilities

Gas			

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage			

Natural England

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Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
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Spatial relationships

UDP Designations

N32 Greenbelt	99.98	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	1.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Woodlesford
Nearest train station distance (m)	4317.75
Nearest bus stop	14187
Nearest bus stop distance (m)	169.46

Agricultural classification	Grade 3
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input checked="" type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input checked="" type="checkbox"/>

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation
Not proposed as housing allocation

DPP Allocation Conclusion
Greenbelt Site.Protect greenbelt from encroachment and unrestricted sprawl into the greenbelt.

Outer South

HLA22019 Swithin Street Rothwell

Site Details

Easting	434582	Northing	427842	Site area ha	0.1	SP7	Major Settlement Infill
HMCA	Outer South				Ward	Rothwell	

Site Characteristics

Site type	Greenfield
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	

Description

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

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Outer South

HLA22019 Swithin Street Rothwell

SHLAA conclusions

Availability:

Suitability:

Achievability:

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Ecology boundary

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Education comments

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Flood Risk

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Utilities

Gas			

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage			

Natural England

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Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
10/01761/FU	Two blocks of 3 three bedroom terrace houses with 0.9m high railings to existing 0.7m-0.9m high wall to front and associated parking to rear	A	93

HLA22019 Swithin Street Rothwell

09/04420/FU	6 three bedroom terraced townhouses with 9 car parking spaces to vacant plot	W	92
11/00567/COND	Consent, agreement or approval required by conditions 3, 6, 11, 12, 13, 14, 15, 16, 17, 18, 19 and 20 of Planning Application 10/01761/FU		93

Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	1.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Woodlesford
Nearest train station distance (m)	2556.78
Nearest bus stop	9136
Nearest bus stop distance (m)	179.35

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation

Identified housing site

DPP Allocation Conclusion

Site Built Out.

Outer South

HLA22020 Marsh Street, Rothwell

Site Details

Easting	434469	Northing	428079	Site area ha	0	SP7	Major Settlement Infill
HMCA	Outer South				Ward	Rothwell	

Site Characteristics

Site type	Brownfield
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	

Description

Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

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Outer South

HLA22020 Marsh Street, Rothwell

SHLAA conclusions

Availability:

Suitability:

Achievability:

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Ecology boundary

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Education comments

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Flood Risk

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Utilities

Gas			

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage			

Natural England

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Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
10/04598/FU	Erection of three storey block comprising of 3 retail units at ground floor level with 6 one bedroom flats to first and second floors	A	50

12/02997/FU	Change of use of window sales centre (B1 use) to vehicle repair and MOT testing centre (B2 use)	A	50
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Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	1.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	1.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	42.41
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Nearest train station	Woodlesford
Nearest train station distance (m)	2554.88
Nearest bus stop	6767
Nearest bus stop distance (m)	76.24

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input checked="" type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary

Site affects others?

Sustainability summary

Summary of reps

Comments on phasing

DPP Allocation
Identified housing site

DPP Allocation Conclusion
Site has Planning Permission.

Outer South

HLA22022 The Chapel, Calverley Road, Oulton

Site Details

Easting	436181	Northing	428331	Site area ha	0.1	SP7	Major Settlement Infill
HMCA	Outer South				Ward	Rothwell	

Site Characteristics

Site type	Brownfield
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On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography		Landscape	
Boundaries		Road front	

Description	
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Greenbelt Assessment - Not Required

1. Check the unrestricted sprawl of large built up areas

Would development lead to/constitute ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	
Coalescence Conclusion	

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs)	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Character Conclusion	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Outer South

HLA22022 The Chapel, Calverley Road, Oulton

SHLAA conclusions

Availability:

Suitability:

Achievability:

Summary of infrastructure provider comments

Highways Agency

Impact		Network Status	

Network Rail

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Yorkshire Water

Treatment Works	

Environment Agency

Constraints	

LCC

Ecology support	

Ecology boundary

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Education comments

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Flood Risk

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Utilities

Gas			

Electric

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Fire and Rescue

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Telecoms

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Other

English Heritage			

Natural England

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Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
10/03720/COND	Consent, agreement or approval required by conditions 3, 4, 5, 6, 9, 10, 11, 12, 14 and 15 of Planning Application 09/05603/FU	SPL	99

09/05603/FU	Change of use involving alterations of chapel, to form 4 one bedroom and 4 two bedroom flats, with 8 car parking spaces	A	99
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Spatial relationships

UDP Designations

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<input type="checkbox"/>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	1.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship

LCC ownership %	0.00
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Nearest train station	Woodlesford
Nearest train station distance (m)	982.34
Nearest bus stop	10552
Nearest bus stop distance (m)	25.97

Agricultural classification	Urban
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Overlaps SSSI	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>
Overlaps Conservation Area	<input checked="" type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>
Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SFRA Flood Zone	<input type="checkbox"/>
Overlaps EA Flood Zone	<input type="checkbox"/>
Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Pot. Contamination	<input type="checkbox"/>

Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

Conclusions

Issues and Options Summary	

Site affects others?	

Sustainability summary	

Summary of reps	

Comments on phasing	

DPP Allocation	
Identified housing site	

DPP Allocation Conclusion	
Site has Planning Permission.	