# 52 Whitehall Road - The Print Factory, Lower Wortley

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

# **Site Characteristics**

Site type Brownfield

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	No

Description

# **Greenbelt Assessment - Not Required**

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

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

# 2. Prevent neighbouring towns from merging

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

# 3. Assist in safeguarding the countryside from encroahment

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

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

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

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

**App Number** 

10/01452/FU

**Proposal** 

Laying out of access road and erect 14 houses.

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

Decision

Α

% of site

85

52 Whitehall Road - The Print Factory , Lower Wortley					
09/9/00251/MOD	Laying out of access road and erection of 14 houses with landscaping (revised scheme)NON MATERIAL AMENDMENT: Garage for plot 1 changed to single garage as shown on approved layout plan.	<b>M</b> 01	100		
14/02596/COND	Consent, agreement or approval required by condition 17 of Planning Application 10/01452/FU	SPL	85		
11/01281/COND	Consent, agreement or approval required by conditions 2, 14 and 15 of Planning Application 10/01452/FU	Α	85		

# Spatial relationships

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

Core	Strategy	

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

Regeneration	Areas

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

# Other Spatial Relationship

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

# Agricultural classification Urban

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	<b>V</b>
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	$\overline{\Box}$
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	$\overline{\Box}$
Overlaps Pot. Contamination	
0 1 1 0 0	 ]
Overlans Minerals Safeguarded	1 1

Overlaps Minerals Safeguarded
Overlaps Minerals Safeguarded 100m

# 52 Whitehall Road - The Print Factory , Lower Wortley

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

# 126 Valley Mills, Valley Road, Morley LS27 8AA

Site Details							
Easting	427285	Northing	428291	Site area ha	3.9	SP7	Major Settlement Infill
HMCA	Outer South	n West			Ward	Morley Sou	ıth
0'1 01							
Site Char	acteristic	cs					
Site type Brownfield							
On-site land uses							
Manufacturing and Wholesale							
Neighbouring land uses							
Transport tr							

Other land uses - None

Unmanaged Forest

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

Docori	ntion
Descri	puon

# **Greenbelt Assessment - Not Required**

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

Would development lead to/constitue ribbon development?	1
Would development result in an isolated development?	
Is the site well connected to the built up area?	1
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

# 2. Prevent neighbouring towns from merging

•	5	3	
Would development lead to			
Do features provide bound	laries to contain the de	velopment?	
Coalescence Conclusion			•

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

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

Encroachment Conclusion

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

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

Character Conclusion

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

### 126 Valley Mills, Valley Road, Morley LS27 8AA

# **SHLAA** conclusions Availability: Unavailable Suitability: Suitable Achievability: Longterm (11+yrs) Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Mostly meets Core Strategy standards 4 Access comments Access via Valley Rd is very poor - long narrow, unadopted - private bridge over railway, no footways, acute bends, poor forward 1 visibility Local network comments Potential cumulative impact with nearby sites 4 Total score Mitigation measures None to compensate access issues 9 Highways site support Contingent on other sites Contingent on other sites **Highways Agency** Impact No material impact **Network Status** No objection Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of Morley/Gildersome cluster. **Network Rail** Footbridge to replace nearby LC; Morley Station Improvements (including disabled access) General asset protection issues Yorkshire Water Treatment Works Knostrop Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study. **Environment Agency** Constraints FZ1 over 1 ha. See comments in main text of our response. LCC **Ecology support** Supported with mitigation Supported with mitigation to create a native woodland edge to protect and enhance the woodland wildlife corridor which is adjacent to the site.

# 126 Valley Mills, Valley Road, Morley LS27 8AA Ecology boundary **Education comments** Flood Risk Flood Zone 1, but known capacity problems with culvert which runs down Valley Road and therefore at risk of flooding. Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England **Planning History** Applications since 1/1/2009, covering more than 50% of the site

# Spatial relationships

**App Number** 

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

**Proposal** 

Core Strategy		
Main Urban Area	0.00	% overlap
Major Settlement	1.00	
Minor Settlement	0.00	
Overlaps Urban Extension	· •	

Decision

% of site

00 07
00 % overlap
00
00
00
00
(

# Other Spatial Relationship

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

# 126 Valley Mills, Valley Road, Morley LS27 8AA

Nearest train station	Morley
Nearest train station distance (m)	369.83
Nearest bus stop	509
Nearest bus stop distance (m)	271.25
Agricultural classification C	Grade 3
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	<b>✓</b>
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	<b>✓</b>
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	$\overline{\Box}$
Overlaps Pot. Contamination	<u></u>
Overlaps Minerals Safeguarde	d 🗸
Overlaps Minerals Safeguarded 100r	n 🗸

### 126 Valley Mills, Valley Road, Morley LS27 8AA

# Conclusions

Issues and Options Summary

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

Site affects others?

Sustainability summary

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

Summary of reps

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

METRO: Consideration needs to be given to if this site would be able to meet the LDF public transport accessibility requirements should housing be brought forward. We agree that these sites would not be suitable for housing development.

Comments on phasing

**DPP Allocation** 

Not proposed as housing allocation

**DPP Allocation Conclusion** 

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

# 137A Britannia Road, Morley

Site	Deta	ails						
Eas	sting	426130	Northing	426697	Site area ha	1.6	SP7	Major Settlement Infill
HMCA Outer South West		Ward	Morley Sou	th				

# **Site Characteristics**

Site type Greenfield

On-site land uses

Vacant land

Neighbouring land uses

Vacant land

Dwellings

Manufacturing and Wholesale

Other land uses - None

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

Description

# **Greenbelt Assessment - Not Required**

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

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

# 2. Prevent neighbouring towns from merging

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

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

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

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

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

Character Conclusion

137A Britannia Road, Morl	еу	
Overall Conclusion from assessment characteristics of openness and period	against all 4 purposes of green belt a nanence	and essential
SHLAA conclusions		
Availability: Short (early)	Suitability: Suitable	Achievability: Medium (6-10yrs)
Summary of infrastructure prov	ider comments	
LCC Highways Comments		
Public transport accessibility comments		Rank (1-5)
meets all accessibility standards except p	rimary	
		4
Access comments		
opportunity for suitable access from A650	) with space for right turn lane	
		4
Local network comments busy local network, with poetntial for cun	nulative impacts	
		3
Mitigation measures		Total score
widened footway		11
Highways site support		
yes		
Contingent on other sites		
Contingent on other sites		
Highways Agency		
Impact	Network Status	
No objection	. Total dia tale	
Network Rail		
Yorkshire Water		
Treatment Works Knostrop		
level. Development that will connect to the ensure the necessary infrastructure and compared to the ensure the necessary infrastructure and compared to ensure the ensure that	ne public sewer system needs to be co-ordicapacity can be provided to serve the site. For ure sites are brought forward in line with Nopulation served by the works should take	s capacity for significant development at Knostrop High and Low nated with Yorkshire Water's Asset Management Plans (AMP) to The forthcoming AMP(6) will run from April 2015 to March /W's investment. It is particularly important that sites which into account available sewerage and WwTW capacity. If a provements it may be possible for the developer to provide study.
<b>Environment Agency</b>		
Constraints		
FZ1 over 1 ha. See comments in main te	xt of our response.	

# 137A Britannia Road, Morley

LCC	
	Supported with mitigation
Supported with mitigat	ion to protect and enhance wildlife corridor function across the site.
Ecology boundary	
Education comments	
Flood Risk	
Flood Zone 1.	
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
relecting	
Other	
English Heritage	
Natural England	
Housing allocations 637	7, 137A, 2036, 2098B include areas of deciduous woodland BAP habitat
Planning History A	applications since 1/1/2009, covering more than 50% of the site
App Number	Proposal Decision % of site

# Spatial relationships

# **UDP Designations**

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

# **Core Strategy**

Main Urban Area	0.00
Major Settlement	1.00
Minor Settlement	0.00
Overlaps Urban Extension	<b>~</b>

% overlap

# **Regeneration Areas**

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

# 137A Britannia Road, Morley

# Other Spatial Relationship

LCC ownership %	0.39
Nearest train station	Morley
Nearest train station distance (m)	1638.31
Nearest bus stop	1124
Nearest bus stop distance (m)	133.51
Agricultural classification	Urban
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<b>✓</b>
Overlaps Minerals Safeguard	ed
Overlaps Minerals Safeguarded 100	m

### 137A Britannia Road, Morley

# Conclusions

Issues and Options Summary

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

Site affects others?

Sustainability summary

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

Summary of reps

Comments generally agree with allocation of site as green.

METRO: Site specific mitigation would be required but it is unlikely that substantial bus service provision would be required at these sites (based on the current public transport network)

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

Comments on phasing

**DPP Allocation** 

Preferred housing allocation

**DPP Allocation Conclusion** 

Adjacent to existing housing. Acceptable in principle for residential.

# 137B Britannia Road, Morley

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

# **Site Characteristics**

Site type Greenfield

On-site land uses

Vacant land

Neighbouring land uses

Vacant land

Dwellings

Manufacturing and Wholesale

Other land uses - None

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

Description

# **Greenbelt Assessment - Not Required**

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

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

# 2. Prevent neighbouring towns from merging

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

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

•	5		
Strong defensible boundary	between site and urban area		
Does the site provide acces	s to the countryside		
Does the site include local/	national nature conservation areas (SSSIs		
Areas of protected/unprote	cted woodland/trees/hedgerows?		
Site includes Grade 1, Grad			
Does the site contain buildings			
Are these buildings used fo			
Encroachment Conclusion			

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

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

Character Conclusion

137B	Britannia Road, Morley						
	nclusion from assessment agair tics of openness and permaner		oses of green be	It and essentia	al		
SHLAA con	clusions						
Availability	r: Short (early)	Suitability:	Suitable		Achievability: M	edium (6-10yrs)	
	of infrastructure provider of	comments					
	ays Comments						Dank (1 E)
	port accessibility comments cessibility standards except primary						Rank (1-5)
meets all ac	cessibility standards except primary						4
Access com	ments						
	ndustrial estate not ideal mixing with	n commercial t	traffic				
							2
	rk comments						
busy local n	etwork, with poetntial for cumulative	e impacts					3
Mitigation m	easures						Total score
Wittigation ii	0030103						
							9
Highways si	re support						
yes							
_	on other sites to develop alongside 137A to segre	nato roci/indus	trial traffic				
yes - better	to develop alongside 137A to segret	gate resi/iriaas	traine				
Continuont	n athan aitae						
Contingent of	on other sites to develop alongside 137A to segred	nate resi/indus	trial traffic				
Jos Dollo		, 410 1001/111440					
Highways	Agency						
Impact	Netwo	rk Status					
No objection	1						
Network R	ail						
Yorkshire	Water						
Treatment V	/orks Knostrop						
level. Develor ensure the r 2020. Phasi represent a developer w	gh and Low level are large works who pment that will connect to the publicecessary infrastructure and capaciting is one method used to ensure sit 10% or greater increase in populating ants to bring a site forward before set. The amount would be determined.	ic sewer syster	m needs to be co-o ded to serve the site t forward in line wit he works should tal pleted any planned i	ordinated with You e. The forthcom th YW's investme ke into account a improvements it	orkshire Water's Asse ling AMP(6) will run ent. It is particularly available sewerage a	et Management P from April 2015 t important that sit nd WwTW capaci	lans (AMP) to to March tes which ity. If a
Environme	nt Agency						
Constraints							
	as See comments in main text of o	ur rasnansa					

# 137B Britannia Road, Morley

LCC					
Ecology support	Supported with mitigation				
Supported with mitigation to protect and enhance wildlife corridor function across the site.					
Ecology boundary			1		
Education comments					
Flood Risk					
	surface water sewers with site.				
Utilities					
Gas					
Electric					
Fire and Rescue					
Telecoms					
Telecoms					
Other					
English Heritage					
Natural England					
Planning History	Applications since 1/1/2009, covering more than 50% of the site				
App Number	Proposal	Decision	% of site		

# Spatial relationships

UDP D	)esiç	gna	tions
-------	-------	-----	-------

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

# **Core Strategy**

Main Urban Area	0.00
Major Settlement	1.00
Minor Settlement	0.00
Overlaps Urban Extension	<b>~</b>

% overlap

# Regeneration Areas

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

# 137B Britannia Road, Morley

# Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Morley
Nearest train station distance (m)	1721.82
Nearest bus stop	1608
Nearest bus stop distance (m)	195.00
Agricultural classification	Non-agricultural
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<u> </u>
Overlaps Minerals Safeguarde	ed
Overlaps Minerals Safeguarded 100	m

### 137B Britannia Road, Morley

# Conclusions

Issues and Options Summary

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

Site affects others?

Sustainability summary

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

Summary of reps

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

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

Comments on phasing

DPP Allocation

Not proposed as housing allocation

**DPP Allocation Conclusion** 

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

Site Details								
Easting	426884	Northing	426709	Site area ha	1	SP7	Major Settlement Infill	
HMCA	Outer South	n West		1	Ward	Morley Sou	uth	
Site Cha	racteristi	cs						
Site type	Site type Brownfield							
On-site land uses								
Manufacturing and Wholesale								
Wholesale distribution								
Office								
Neighbouri	Neighbouring land uses							
Dwellings	Dwellings							

Other land uses - None

Restaurants and Cafes

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

Description existing

# **Greenbelt Assessment - Not Required**

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

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

# 2. Prevent neighbouring towns from merging

Would development lead		
Do features provide boun		
Coalescence Conclusion		L.

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

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

Encroachment Conclusion

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

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

Character Conclusion

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

141 Tingley Wills, Tingley	Common, Morie	ey .		
Overall Conclusion from assessment characteristics of openness and perr		oses of green belt	t and essential	
SHLAA conclusions				
Availability: Short (early)	Suitability:	Suitable	Achievability: Medium (6-10yrs)	
Summary of infrastructure prov	ider comments			
LCC Highways Comments				
Public transport accessibility comments				Rank (1-5)
The site has access to 4 buses per hour. the site lies within the accessibility standard			ity standard for primary education and 100% of Poor walking access to local services	4
Access comments				
Access would require mitigation works				4
Local network comments				
Potential cumulative impact with adjacent	sites			4
				4
Mitigation measures				Total score
				12
Highways site support yes				
Contingent on other sites				
110				
Contingent on other sites				
no				
High constant				
Highways Agency Impact No material impact	Network Status	No objection		
·		-	ed at next sift assess as part of Morley/Gildersome of	cluster
Network Rail			· · · · · · · · ·	
Network Raii				
Yorkshire Water				
Treatment Works	- de code (ele como el de code		the formation of the state of t	I Pade and Law
level. Development that will connect to the ensure the necessary infrastructure and c 2020. Phasing is one method used to ensure the series at 10% or greater increase in possible to the series of th	ne public sewer syster capacity can be provid cure sites are brought opulation served by the pefore YW have completed.	n needs to be co-or ed to serve the site forward in line with ne works should tak leted any planned ir	e is capacity for significant development at Knostrop dinated with Yorkshire Water's Asset Management I . The forthcoming AMP(6) will run from April 2015 a YW's investment. It is particularly important that se into account available sewerage and WwTW capacinprovements it may be possible for the developer to study.	Plans (AMP) to to March sites which city. If a
<b>Environment Agency</b>				
Constraints				

LCC	1		
Ecology support	Supported		
Supported			
Ecology boundary			
Education comments			
Flood Risk			
Flood Zone 1			
Utilities	1		
Gas			
Electric			
Fire and Rescue	1		
Telecoms			
Other			
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 Designat	ions
--------------	------

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

# **Core Strategy**

Main Urban Area	0.00
Major Settlement	1.00
Minor Settlement	0.00
Overlaps Urban Extension	<b>~</b>

% overlap

# **Regeneration Areas**

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

# Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Morley
Nearest train station distance (m)	1399.32
Nearest bus stop	13144
Nearest bus stop distance (m)	84.90
Agricultural classification U	ban
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<b>✓</b>
Overlaps Minerals Safeguarded	
Overlaps Minerals Safeguarded 100m	

### Conclusions

Issues and Options Summary

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

Site affects others?

Sustainability summary

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

Summary of reps

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

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

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

METRO: Site specific mitigation would be required but it is unlikely that substantial bus service provision would be required at these sites (based on the current public transport network)

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

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

Comments on phasing

**DPP Allocation** 

Preferred housing allocation

DPP Allocation Conclusion

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

Site Details							
Easting	431713	Northing	426716	Site area ha	3.1	SP7	Main Urban Area Extension

HMCA	Outer South	n West		Ward	Ardsley and	Robin Hood

### **Site Characteristics**

Site type Brownfield

On-site land uses

Vacant land

Neighbouring land uses

Vacant land

Manufacturing and Wholesale

Agriculture

Other land uses - None

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

Description

# **Greenbelt Assessment**

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

•	•	
Would development lead to/consti	No	
Would development result in an ise	No	
Is the site well connected to the be	Yes	
Would development round off the	Partial	
Is there a good existing barrier beand the undeveloped land?	No	
Unrestricted Sprawl Conclusion	ted sprawl	

# 2. Prevent neighbouring towns from merging

Would development lead	No
Do features provide bound	No
Coalescence Conclusion	

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

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

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

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

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

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

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

### **SHLAA** conclusions

Availability: Medium (6-10yrs) Suitability: Unsuitable Achievability: Uncertain

### Summary of infrastructure provider comments

# Public transport accessibility comments The site has access to 2 buses per hour and lies within the accessibility zone for primary & secondary education and primary health Access comments Existing access onto Lingwell Gate Lane Local network comments Spare capacity but cumulative issues Rank (1-5) Rank (1-5) 5

Mitigation measures	Total score
	12

Highways site support	]
yes	
Contingent on other sites	
Contingent on other sites	<u> </u>

### **Highways Agency**

Contingent on other sites

Impact	No material impact	Network Status	No objection

### **Network Rail**

### Yorkshire Water

Treatment Works Knostrop

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

# **Environment Agency**

Constraints

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

LCC	
Ecology support	Supported
Supported	
Ecology boundary	
Education comments	
Flood Risk	
Flood Zone 1. Public	sewer located in SE corner of the site.
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
Other	
English Heritage	
Natural England	

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

# Spatial relationships

# **UDP Designations**

		]
N32 Greenbelt	10.27	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

# **Core Strategy**

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

# **Regeneration Areas**

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

# Other Spatial Relationship

LCC ownership %	0.02
Nearest train station	Morley
Nearest train station distance (m)	4947.94
Nearest bus stop	7675
Nearest bus stop distance (m)	180.56
Agricultural classification G	rade 3
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<b>✓</b>
Overlaps Minerals Safeguarded	
Overlaps Minerals Safeguarded 100m	<b>V</b>

### 148 Thorpe-on-the-Lane, Thorpe

# Conclusions

Issues and Options Summary

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

Site affects others?

No

Sustainability summary

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

Summary of reps

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

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

Comments on phasing

**DPP Allocation** 

Not proposed as housing allocation

**DPP Allocation Conclusion** 

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

# 171 Elwell Street (land off) - Thorpe

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

# **Site Characteristics**

Cito tun	e Greenfield	
Site tvi	e Greenneid	

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	No

Descri	ption

# **Greenbelt Assessment**

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

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

# 2. Prevent neighbouring towns from merging

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

# 3. Assist in safeguarding the countryside from encroahment

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

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

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

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

# 171 Elwell Street (land off) - Thorpe **SHLAA** conclusions Availability: Longterm (+11yrs) Suitability: LDF to determine Achievability: Longterm (11+yrs) Summary of infrastructure provider comments **Highways Agency** Impact **Network Status Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Ecology support Ecology boundary **Education comments** Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England **Planning History** Applications since 1/1/2009, covering more than 50% of the site **App Number Proposal** Decision % of site

# 171 Elwell Street (land off) - Thorpe

# Spatial relationships

UDP Designations		
N32 Greenbelt	82.75	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	25.03	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy
---------------

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

% overlap

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 %	0.02
Nearest train station	Morley
earest train station distance (m)	4514.44
Nearest bus stop	9530
Nearest bus stop distance (m)	165.87
Agricultural classification G	rade 3
Overland CCCI	
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
erlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	$\overline{\Box}$
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	
Overlaps Minerals Safeguarded	

Overlaps Minerals Safeguarded 100m

DPP Allocation Conclusion not within settlement hierarchy

# 171 Elwell Street (land off) - Thorpe

Conclusions					
Issues and Options Summary					
Site affects others?					
Contain shillts, commencer.					
Sustainability summary					
Summary of reps					
All comments are pro- development.					
PRO-DEVELOPMENT					
Part of the site is greenbelt however, the land no longer serves greenbelt purposes, neither does it meet the greeneblt criteria - should be reviewed.					
The submission draft of the Core Strategy acknowledges that land sufficient to provide, as a minimum, 66,000 new homes over the plan period. In order to fulfil this commitment, it accepts that in addition to focusing development to the most sustainable areas of the district, appropriate sites will have to be allocated that may currently be designated as Green Belt. While the need for sites currently designated as Green Belt to be brought forward is accepted, preference should be given to those sites that no longer fulfil any of the five purposes for its original inclusion					
There is scope for short term, low cost housing.					
It part brownfield and should be prioritised.					
There is nNo level of assessment that has been carried out by the council on this Site on the basis that it is located in an area outside the settlement hierarchy.					
Comments on phasing					
DPP Allocation					
Not proposed as housing allocation					

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

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

# **Site Characteristics**

Site type Greenfield

On-site land uses

Outdoor sport facility

Neighbouring land uses

Dwellings

Vacant land

Agriculture

Other land uses - None

Topograph	y Undulating	Landscape	Limited Tree Cover
Boundarie	Existing well defined	Road front	No

Description

Pitch set much lower than surrounding residential development.

# **Greenbelt Assessment**

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

# 2. Prevent neighbouring towns from merging

Would development lead	No
Do features provide boun	No
Coalescence Conclusion	undary

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

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

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

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

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

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

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

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

# **SHLAA** conclusions Availability: Longterm (+11yrs) Suitability: LDF to determine Achievability: Longterm (11+yrs) Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) The site has access to 2 buses per hour. All of the site lies within the accessibility standard for primary education but does not meet 2 other standards Access comments Required access improvements would require 3rd party land on Cave Lane 2 Local network comments The scale of development should not cause an issue on the local network 5 **Total score** Mitigation measures Needs improvements to Cave Lane in 3rd party control 9 Highways site support Contingent on other sites Contingent on other sites **Highways Agency** Impact No material impact **Network Status** No objection n/a **Network Rail**

# Yorkshire Water

Treatment Works Knostrop

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

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

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

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

# Spatial relationships

# **UDP Designations**

N32 Greenbelt	92.50	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	92.50	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

# **Core Strategy**

Main Urban Area	0.00
Major Settlement	0.00
Minor Settlement	1.00
Overlaps Urban Extension	· •

% overlap

# **Regeneration Areas**

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

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

Other Spatial Relationship	ip
LCC ownership %	0.00
Nearest train station	Morley
Nearest train station distance (m)	4702.80
Nearest bus stop	4839
Nearest bus stop distance (m)	107.80
Agricultural classification	Grade 3
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<b>✓</b>
Overlaps Minerals Safeguard	ed

Overlaps Minerals Safeguarded 100m

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

#### **Conclusions**

Issues and Options Summary

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

Site affects others?

Sustainability summary

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

Summary of reps

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

METRO: Consideration needs to be given to if this site would be able to meet the LDF public transport accessibility requirements should housing be brought forward. We agree that these sites would not be suitable for housing development.

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

Comments on phasing

**DPP Allocation** 

Not proposed as housing allocation

**DPP Allocation Conclusion** 

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

Site Deta	ails						
Easting	429647	Northing	429767	Site area ha	0.8	SP7	Main Urban Area Infill
HMCA	HMCA Outer South West			Ward	Beeston an	d Holbeck	

### **Site Characteristics**

Site type Brownfield

On-site land uses

Manufacturing and Wholesale

Neighbouring land uses

Manufacturing and Wholesale

Allotment and city farm

Dwellings

Other land uses - None

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

Description

# **Greenbelt Assessment - Not Required**

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

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

### 2. Prevent neighbouring towns from merging

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

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

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

Encroachment Conclusion

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

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

Character Conclusion

304	Park Farm Industr	ial Estate, Westlar	nd Road, LS11		
	nclusion from assessme tics of openness and p		oses of green belt a	nd essential	
SHLAA con	clusions				
Availability	: Unknown	Suitability:	Unsuitable	Achievability: Uncertain	
Summary	of infrastructure pr	ovider comments			
LCC Highw	ays Comments				
-	ort accessibility comment	S			Rank (1-5)
Poor accessi	bility				1
Access comr	nents				
Access from	Westland Road				5
	k comments				
Congestion i	ssues				3
Mitigation m	easures				Total score
magaaarin	<u> </u>				9
Highways sit	e support				
no	**************************************				
Contingent o	n other sites				
Contingent	on other sites				
Contingent o	in other sites				
Highways A	Agency				
	material impact	Network Status	No objection		
Network R	ail				
Yorkshire \ Treatment W					
Knostrop Hig level. Develor ensure the m 2020. Phasin represent a developer w	gh and Low level are large opment that will connect to lecessary infrastructure an ng is one method used to 10% or greater increase in	o the public sewer syste ad capacity can be provious ensure sites are brough on population served by to did before YW have comp	m needs to be co-ording to serve the site. If the site of the works should take in the works which works would be worked to be co-ordinate.	capacity for significant development at Knostnated with Yorkshire Water's Asset Manageme The forthcoming AMP(6) will run from April 20 W's investment. It is particularly important that account available sewerage and WwTW carovements it may be possible for the developed udy.	nt Plans (AMP) to 115 to March at sites which apacity. If a
Environme	nt Agency				
Constraints					
FZ1 under 1	ha. See comments in ma	in text of our response.			

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

# Spatial relationships

UDP D	)esiç	gna	tions
-------	-------	-----	-------

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

# **Core Strategy**

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

# **Regeneration Areas**

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

# Other Spatial Relationship

LCC ownership %	0.64
Nearest train station	Cottinglov
	Cottingley
Nearest train station distance (m)	2282.79
Nearest bus stop	527
Nearest bus stop distance (m)	472.67
Agricultural classification	Urban
Overlaps SSSI	
· · · · · · · · · · · · · · · · · · ·	
Overlaps SEGI	
Overlaps LNA	Ш
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<u></u>
Overlaps Minerals Safeguard	ed
Overlaps Minerals Safeguarded 100	)m

### Conclusions

Issues and Options Summary

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

Site affects others?

Sustainability summary

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

Summary of reps

All 3 REPs agree with RED allocation of the site.

METRO: Consideration needs to be given to if this site would be able to meet the LDF public transport accessibility requirements should housing be brought forward. We agree that these sites would not be suitable for housing development.

Comments on phasing

**DPP Allocation** 

Not proposed as housing allocation

**DPP Allocation Conclusion** 

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

### 309 Thorpe Hall, Middleton Lane, Thorpe

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

#### **Site Characteristics**

Site type Mixed

On-site land uses

Agriculture

Dwellings

Vacant building

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

Topog	graphy	Flat	Landscape	Limited Tree Cover
Bound	daries	Existing well defined	Road front	Yes

Description

Listed building on site.

### **Greenbelt Assessment**

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

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

### 2. Prevent neighbouring towns from merging

Would development lead	to physical connection of settlements?	No
Do features provide boun	daries to contain the development?	No
Coalescence Conclusion	No merging but there is no defensible box	undary

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

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

Encroachment Conclusion Site performs an important role in safeguarding from encroachment

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

Site within/adjacent to conservation area/listed building/historical features?		Yes	
Can development pres	erve this character?		
Character Conclusion	Significant effect on the setting and special character of	of historic features	

### 309 Thorpe Hall, Middleton Lane, Thorpe

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

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

SHLAA conclusions						
Availability: Medium	n (6-10yrs)	Suitability:	LDF to determine	Achievability:	Medium (6-10yrs)	
Summary of infra	structure prov	vider comments				
LCC Highways Com	ments					
Public transport access	sibility comments					Rank (1-5)
The site has access to primary health	2 buses per hour,	all of the site lies with	nin the accessibility zo	one for primary & secondary ed	ucation and	3
Access comments						
Access preferable from	n Thorpe Lower Lai	ne				5
Local network commer	nts					
Spare capacity but cun	nulative issues					4
Mitigation measures						Total score
Highways site support						12
yes						
Contingent on other si	tes					
Contingent on other si	tes					
Highways Agency						
Impact No material i	mpact	Network Status	No objection			
Network Rail						
Yorkshire Water	1					
Treatment Works	Caldervale					
There is limited capaci	ity at Caldervale fo	r new development. [	Development that will	connect to the public sewer sy	stem needs to be co	ordinated

with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned

improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility

# Environment Agency Constraints

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

study.

309 111	orpe Hail, Middleton Lane, Thorpe
LCC	
Ecology support	Supported
Supported	
Ecology boundary	
Education comme	nts
Flood Risk	
Flood Zone 1	
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
Telecoms	
Other	
English Heritage	
Register" as being There is a require features of special assesment of what development mig	ade II* Listed Building lies to the west of this site. The building is identified on the latest English Heritage "Heritage at Risk g at risk.  In the 1990 Act that "special regard" should be had to the desirability of preserving Listed Buildings or their setting or any all architectural or historic interest which they possess. Consequently, before allocating this area, there would need to be some at contribution this currently undeveloped area makes to the significance of these assets and what effect its loss and subsequent that have upon their significance.  In the second of the sec
Natural England	
Housing allocation	ns 1282, 1281B, 1064B, 309, 2127 are identified as being Agricultural Land Classification Grade 2. The loss of high quality soils
Should be avoided	••
Planning Histor	y Applications since 1/1/2009, covering more than 50% of the site
App Number	Proposal Decision % of site
	·
Cm aki-1 1	albin a
Spatial relation	snips
<b>UDP</b> Design	ations Core Strategy

# 309 Thorpe Hall, Middleton Lane, Thorpe

N32 Greenbelt	75.89	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Cab Ansignt Man	0.00	
Sch. Ancient Mon.	0.00	

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

# Regeneration Areas

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

# Other Spatial Relationship

Other Spatial Relationship	
LCC ownership %	0.00
Necessary trains exerting	Manlay
Nearest train station	Morley
Nearest train station distance (m)	4841.21
Nearest bus stop	2849
Nearest bus stop distance (m)	164.60
Agricultural classification G	rade 3a
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	$\bar{\Box}$
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	✓
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	<b>✓</b>
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	$\overline{\Box}$
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<b>✓</b>
Overlaps Minerals Safeguarded	l l
Overlaps Minerals Safeguarded 100m	<b>1</b>

#### 309 Thorpe Hall, Middleton Lane, Thorpe

#### Conclusions

Issues and Options Summary

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

Site affects others?

Sustainability summary

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

Summary of reps

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

PRO-DEVELOPMENT

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

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

Would fit with a small cluster of other developments

ANTI-DEVELOPMENT

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

METRO: Consideration needs to be given to if this site would be able to meet the LDF public transport accessibility requirements should housing be brought forward. We are be minded to recommend that these site were not prioritised for housing until other more accessible site have been considered. Sites which fall marginally outside the 400m catchments and have high bus frequencies or are small low capacity sites are less of concern but are flagged up nonetheless.

Comments on phasing

**DPP Allocation** 

Not proposed as housing allocation

**DPP Allocation Conclusion** 

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

### 314 Haigh Moor Road - Boyle Hall, WA

Site Details							
Easting	428507	Northing	424722	Site area ha	0.9	SP7	Smaller Settlement Infill
HMCA	Outer Sout	n West			Ward	Ardsley and	d Robin Hood
C'+ - Ob	<b>4!</b> - <b>4!</b>						
Site Cha	racteristic	CS					
Site type Mixed							
On-site land uses							
Dwellings							
Neighbouring land uses							
Dwellings							
Other							

Other land uses - None

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

# **Greenbelt Assessment - Not Required**

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

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

### 2. Prevent neighbouring towns from merging

	3	
Would development lead t		
Do features provide boundaries to contain the development?		
Coalescence Conclusion		•

# 3. Assist in safeguarding the countryside from encroahment

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

Encroachment Conclusion

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

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

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

Supported

# 314 Haigh Moor Road - Boyle Hall, WA

SHLAA conclusions	
Availability: Unavailable Suitability: Unsuitable Achievability: Medium (6-10yrs)	
Summary of infrastructure provider comments	
LCC Highways Comments	
	nk (1-5)
The site has access to 2 buses per hour, all of the site lies within the accessibility zone for primary education, but outside the zone for health and secondary education. Llocal shops within 15 min walk	3
Access comments	
Highway frontage but adequate visibility not achievable	2
Local network comments	
Potential cumulative impact with adjacent sites	
	4
Mitigation measures Tot	al score
Improve visibity at access but requires removal of trees (Tree Preservation Order) and stone wall.	9
Highways site support	
no	
Contingent on other sites	
Contingent on other sites	
Highways Agency	
Impact No material impact Network Status No objection	
n/a	
Network Rail	
Yorkshire Water	
Treatment Works Caldervale	
There is limited capacity at Caldervale for new development. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) the ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to Management Plans (AMP) to the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to Management Plans (AMP) to the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to Management Plans (AMP) to the necessary infrastructure and capacity infrastructure and capacit	ch nich a
Environment Agency  Constraints	
FZ1 under 1 ha. See comments in main text of our response.	
LCC	
Ecology support Supported	

### 314 Haigh Moor Road - Boyle Hall, WA

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**

0.00	% overlap
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
<b>✓</b>	
0.00	
	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00

# **Core Strategy**

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	1.00	
Overlaps Urban Extension	<b>V</b>	

# **Regeneration Areas**

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

# Other Spatial Relationship

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

# 314 Haigh Moor Road - Boyle Hall, WA

Nearest train station	Morley
Nearest train station distance (n	n) 3718.86
Nearest bus sto	p 11844
Nearest bus stop distance (n	102.50
Agricultural classification	Grade 3
Overlaps SS	SI
Overlaps SE0	GI 🗌
Overlaps LN	Α
Overlaps LN	R
Overlaps Conservation Are	ea 🗌
Overlaps Listed Buildir	ıg 🗸
Overlaps Strat. Employment buff	er 🗌
Overlaps Public Right of Wa	ny 🗌
Overlaps SFRA Flood Zor	ne
Overlaps EA Flood Zor	ne
Overlaps HSE Major Hazar	rd
Overlaps HSE Gas Pipelir	ne
Overlaps Pot. Contamination	on 🗸
Overlaps Minerals Safegua	rded
Overlaps Minerals Safeguarded 1	00m

#### 314 Haigh Moor Road - Boyle Hall, WA

#### **Conclusions**

Issues and Options Summary

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

Site affects others?

Sustainability summary

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

Summary of reps

WYCA

Red Sites outside the Core Public Transport Network

Table 3 below contains sites that are classified as 'Sites not considered suitable for allocation for housing' and fall outside 400m of the current core bus network. Consideration needs to be given to if this site would be able to meet the LDF public transport accessibility requirements should housing be brought forward. We agree that these sites would not be suitable for housing

development. Distance to Core

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

Health 1266 4 Yes

Yes Yes

PRO None

ANTI None

Comments on phasing

**DPP Allocation** 

Not proposed as housing allocation

**DPP Allocation Conclusion** 

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

Site Details							
Easting	421942	Northing	428542	Site area ha	1.6	SP7	Smaller Settlement Infill
HMCA Outer South West		Ward	Morley Nor	th			

#### **Site Characteristics**

Site type Brownfield

On-site land uses

Manufacturing and Wholesale

Neighbouring land uses

Manufacturing and Wholesale

Dwellings

Other land uses - None

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

Description

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

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

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

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

### 2. Prevent neighbouring towns from merging

Would development lead t		
Do features provide boundaries to contain the development?		
Coalescence Conclusion		

# 3. Assist in safeguarding the countryside from encroahment

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

Encroachment Conclusion

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

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

Character Conclusion

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

Supported

Ecology support
Supported

SHLAA conclusio	ns				
Availability: Sho	rt (=<5 yrs)	Suitability:	Suitable	Achievability: Short (=<5yrs)	
Summary of in	frastructure pro	ovider comments			
LCC Highways C	omments				
Public transport ac	cessibility comments				Rank (1-5)
The site is well ser	ved by Public Transp	ort and all services with	n the exception of p	orimary schools	4
Access comments					
		and Whitehall Grove are nbination of these and s		of width, visibility and conflict with HGVs, but an nt commercial uses	3
Local network com	ments				
Small scale of deve	elopment is unlikely t	o have a major impact	on local highways		
					4
Mitigation measure	es .				Total score
Means to improve	vehicular access				11
Highways site supp	oort				
yes with mitigation	l				
Contingent on other	er sites				_
Contingent on other	or sitas				
contingent on othe	31103				
Highways Agend	гу				
Impact No mater	ial impact	Network Status	No objection		
Potential for cumu	lative impact in coml			ded at next sift assess as part of Morley/Gildersome	cluster
Network Rail	· .				
Yorkshire Water					
Treatment Works	Knostrop				
level. Developmen ensure the necessa 2020. Phasing is o represent a 10% of developer wants to	t that will connect to ary infrastructure and ne method used to e or greater increase in o bring a site forward	the public sewer system d capacity can be provided insure sites are brought population served by the	m needs to be co-c ded to serve the sit forward in line with he works should ta deted any planned	e is capacity for significant development at Knostro ordinated with Yorkshire Water's Asset Management e. The forthcoming AMP(6) will run from April 2019 th YW's investment. It is particularly important that ke into account available sewerage and WwTW cap improvements it may be possible for the developer y study.	t Plans (AMP) to 5 to March sites which acity. If a
Environment Ag	ency				
Constraints					
FZ1 over 1 ha. Se	e comments in main	text of our response.			
LCC					

Facility of have days	
Ecology boundary	_
Education comments	
1200A+3378+3064+3000+1332+2124+3003+333+1077+1344 = 1376 houses generates 344 primary and 138 secondary children. 1-1.5FE primary school required.	
Flood Risk	
Flood Zone 1	
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
Other	
English Heritage	
Natural England	
Planning History Applications since 1/1/2009, covering more than 50% of the site	
App Number Proposal Decision % of site	

# Spatial relationships

### **UDP Designations**

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

# **Core Strategy**

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	1.00	
Overlaps Urban Extension	<b>✓</b>	

# **Regeneration Areas**

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

overlap

# Other Spatial Relationship

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

	Nearest train station		Morley
N	learest train station distance (	(m)	5041.12
	Nearest bus s	top	2764
	Nearest bus stop distance (	(m)	162.95
	Agricultural classificat	ion	Grade 3
	Overlaps S	SSI	
	Overlaps SI	EGI	
	Overlaps L	NA	
	Overlaps L	NR	
	Overlaps Conservation Area		
Overlaps Listed Building			
Overlaps Strat. Employment buffer			
Overlaps Public Right of Way			
Overlaps SFRA Flood Zone			
	Overlaps EA Flood Zone		
	Overlaps HSE Major Hazard		
	Overlaps HSE Gas Pipeline		
	Overlaps Pot. Contamination		
	Overlaps Minerals Safegu	uard	ed
0	verlaps Minerals Safeguarded	100	)m

#### Conclusions

Issues and Options Summary

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

Site affects others?

Sustainability summary

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

#### Summary of reps

 $MYC\Delta$ 

Table 4 below contains sites that are classified as 'Sites which have potential to be allocated for housing' and 'Sites which have potential but issues or not as favoured as green sites' that fall within 400m of the current core bus network.

The sites in this list are supported for housing growth.

Site specific mitigation would be required but it is unlikely that substantial bus service provision would be required at these sites (based on the current public transport network)

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

G 1.58 166 6 Yes Yes Yes

PRO

ANTI

Too close proximity to J27

Comments on phasing

**DPP Allocation** 

Preferred housing allocation

DPP Allocation Conclusion

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

### 338 Daisy Hill, Churwell, Morley

Site Deta	ails							
Easting	427084	Northing	428363	Site area ha		1.9	SP7	Major Settlement Infill
HMCA	HMCA Outer South West		Ward	Morley Nor	th			

### **Site Characteristics**

Site type Greenfield

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	No

Description

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

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

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

### 2. Prevent neighbouring towns from merging

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

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

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

Encroachment Conclusion

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

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

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

# 338 Daisy Hill, Churwell, Morley **SHLAA** conclusions Availability: Short (=<5 yrs) Suitability: Suitable Achievability: Medium (6-10yrs) Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) PT Health and Education OK, no employment 4 Access comments Local network comments Total score Mitigation measures Highways site support Contingent on other sites Contingent on other sites **Highways Agency** Impact No material impact **Network Status** No objection, no mitigation required **Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints FZ1 over 1ha. See comments in our previous I&O consultation. Close to Morley Waste Oil Facility which is currently non-operational, however is has previously had complaints of odour, oil spills and smoke. LCC Ecology support Supported Supported Ecology boundary **Education comments**

338 Da	nisy Hill, Churwell, Morley
Flood Risk	
Flood Zone 1	
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
relections	
O.I.	
Other English Heritage	
Natural England	

Planning History	Applications since 1/1/2009, covering more than 50% of the site		
App Number	Proposal	Decision	% of site
14/02679/COND	Consent, agreement or approval required by conditions 10, 17, 18, 19 and 23 of Planning Application 12/04048/FU.		100
12/04048/FU	Demolition of outbuildings, laying out of access roads and erect 92 houses, with landscaping	Α	100
13/01173/COND	Consent, agreement or approval required by conditions 17, 18, 19 and 23 of Planning Application 12/04048/FU	w	100
13/9/00164/MOD	Demolition of outbuildings, laying out of access roads and erect 92 houses, with landscaping NON MATERIAL AMENDMENT TO 12/04048/FU: Amend layout to incorporate changes to road layout and plot orientation and change of house type from Crathorne to Keating	M01	100
11/04988/FU	Demolition of outbuildings, laying out of access roads and erect 92 houses, with landscaping	AP	100
13/00395/COND	Consent, agreement or approval required by conditions 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23 and 24 of Planning Application 12/04048/FU	SPL	100
14/02580/ADV	Non-illuminated sign to housing development	Α	100

<b>Spatial</b>	relat	ionshi	ps
----------------	-------	--------	----

UDP Designations

**Core Strategy** 

# 338 Daisy Hill, Churwell, Morley

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

0.00	% overlap
1.00	
0.00	
<b>✓</b>	
	1.00

# Regeneration Areas

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

# Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Morley
Nearest train station distance (m)	283.17
Nearest bus stop	8397
Nearest bus stop distance (m)	184.19
Agricultural classification	Grade 3

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

Ove	erlaps Minera	ls Safeguarded
Overlans	Minerals Safe	equarded 100m

# 338 Daisy Hill, Churwell, Morley

Conclusions
Issues and Options Summary
Site affects others?
Sustainability summary
Summary of reps
WYCA No Record
PRO
ANTI New Bank Street cannot cope with anymore traffic. Smell's from Morley Oil Recovery and Hardens Ltd
Comments on phasing
DPP Allocation
Identified housing site
DPP Allocation Conclusion
Site with current or recently expired planning permission or existing LIDP allocation. Principle of residential development accented

Site Details								
Easting	428762	Northing	430358	Site area ha	1.2	SP7	Main Urban Area Infill	
HMCA	Outer South	n West			Ward	Beeston ar	nd Holbeck	
					·			
Site Char	acteristic	CS						
Site type	Brownfield							
On-site land	uses							
Vacant land								
Neighbourin	g land uses							
Allotment an								
Dwellings								
Other								
Other land u	ises							
Care centre		dio						
Topography	y Flat				Landscape	No Tree Cove	er	
Boundaries					Road front	Yes		=
Description								

# **Greenbelt Assessment - Not Required**

Cleared industrial site

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

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

### 2. Prevent neighbouring towns from merging

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

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

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

Encroachment Conclusion

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

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

Character Conclusion

Overall Conclusion from assessment characteristics of openness and perm		and essential	
characteristics of openiness and perin	anchice		
SHLAA conclusions			
Availability: Short (early)	Suitability: Suitable	Achievability: Short (=<5yrs)	
Summary of infrastructure provi	der comments		
LCC Highways Comments		_	
Public transport accessibility comments		R	Rank (1-5
Meets Core Strategy standards			5
Access comments			
	ieved, existing access is not within the ful	Il site boundary and would have to be relocated	5
Local network comments			
Potential cumulative impact with adjacent	sites and local congestion at Tommy Was:	s junction	4
Mitigation measures		т	otal scor
Willigation medicales			
			14
Highways site support yes			
yes			
Contingent on other sites			
no			
Contingent on other sites			
no			
Highways Agency			
Impact No material impact	Network Status No objection		
n/a	'		
Network Rail			
THE COUNTY IN TH			
Yorkshire Water			
Treatment Works Knostrop			
level. Development that will connect to the ensure the necessary infrastructure and ca 2020. Phasing is one method used to ensure represent a 10% or greater increase in po	e public sewer system needs to be co-ordi pacity can be provided to serve the site. For sites are brought forward in line with a pulation served by the works should take Fore YW have completed any planned imp	s capacity for significant development at Knostrop High nated with Yorkshire Water's Asset Management Plans The forthcoming AMP(6) will run from April 2015 to M/W's investment. It is particularly important that sites into account available sewerage and WwTW capacity. Drovements it may be possible for the developer to protudy.	s (AMP) to Narch which If a
Environment Agency			
Constraints			
FZ1 over 1 ha. See comments in main tex	t of our response.		

LCC	
Ecology support	Supported
Supported	
Ecology boundary	
Education comments	1
Education comments	
Flood Risk	
Flood Zone 1	
Utilities	
Gas	
Electric	]
21001110	
Fire and Rescue	
Telecoms	
Other English Heritage	
Natural England	
Planning History	Applications since 1/1/2009, covering more than 50% of the site

Planning History	Applications since 1/1/2009, covering more than 50% of the site						
App Number	Proposal	Decision	% of site				
10/04404/FU	Erection of retail store with car parking and landscaping	R	100				

# Spatial relationships

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

# Core Strategy

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

# **Regeneration Areas**

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

# Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Cottingley
Nearest train station distance (m)	1407.23
Nearest bus stop	6860
Nearest bus stop distance (m)	70.24
Agricultural classification	Urban
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<b>✓</b>
Overlaps Minerals Safeguard	ed
Overlaps Minerals Safeguarded 100	)m

#### Conclusions

Issues and Options Summary

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

Site affects others?

Sustainability summary

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

### Summary of reps

WYCA

Table 4 below contains sites that are classified as 'Sites which have potential to be allocated for housing' and 'Sites which have potential but issues or not as favoured as green sites' that fall within 400m of the current core bus network.

The sites in this list are supported for housing growth.

Site specific mitigation would be required but it is unlikely that substantial bus service provision would be required at these sites (based on the current public transport network)

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

A 1.23 54 4 Yes Yes Yes

PRO

None

ANTI

NEUTRAL

potentially reclassify as 'red' due to a recent application for an alternative use.

Comments on phasing

**DPP Allocation** 

Preferred housing allocation

**DPP Allocation Conclusion** 

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

### 343 Gelderd Road (off), Gildersome

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

### **Site Characteristics**

Site type Brownfield

On-site land uses

Vacant building

Office

Neighbouring land uses

Manufacturing and Wholesale

Wholesale distribution

Dwellings

Other land uses - None

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

Description

# **Greenbelt Assessment - Not Required**

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

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

### 2. Prevent neighbouring towns from merging

Would development lead		
Do features provide bound		
Coalescence Conclusion		

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

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

Encroachment Conclusion

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

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

Character Conclusion

343 Gelderd Road (off), Gildersom	е		
Overall Conclusion from assessment against all characteristics of openness and permanence	4 purposes of green belt a	and essential	
SHLAA conclusions			
Availability: Unknown Suit	tability: Unsuitable	Achievability: Uncertain	
Summary of infrastructure provider comm	nents		
LCC Highways Comments			
Public transport accessibility comments			Rank (1-5)
Good accessibility			4
Access comments			
Existing access points adequate			
			4
Local network comments			
Congested local network but the site has a fallback poon site would be minimal	sition of existing use and plan	nning consent, therefore impact of housing use	4
Mitigation measures			Total score
Improvements to local footway provision			12
Highways site support yes with mitigation			
Contingent on other sites			
Contingent on other sites			
Highways Agency			
Impact No material impact Network Sta	•		
Potential for cumulative impact in combination with o	ther sites. If site still included	d at next sift assess as part of Morley/Gildersome/	Ardsley cluster.
Network Rail			
Yorkshire Water			
Treatment Works Knostrop			
Knostrop High and Low level are large works which so level. Development that will connect to the public sew ensure the necessary infrastructure and capacity can a 2020. Phasing is one method used to ensure sites are represent a 10% or greater increase in population ser developer wants to bring a site forward before YW has contributions. The amount would be determined by a	ver system needs to be co-ordi be provided to serve the site. e brought forward in line with ' rved by the works should take ave completed any planned im	inated with Yorkshire Water's Asset Management The forthcoming AMP(6) will run from April 2015 YW's investment. It is particularly important that s into account available sewerage and WwTW capa provements it may be possible for the developer t	Plans (AMP) to to March sites which acity. If a
<b>Environment Agency</b>			
Constraints			
FZ1 over 1 ha. See comments in main text of our res	ponse.		

# 343 Gelderd Road (off), Gildersome

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

Planning History	Applications since 1/1/2009, covering more than 50% of the site		
App Number	Proposal	Decision	% of site
10/05535/FU	Removal of condition 15 (lockable gate including hours of use) of application 09/03934/FU (for refurbishment of existing industrial units and erect 4 new industrial units)	Α	78
10/05572/COND	Consent, agreement or approval required by conditions 2 and 7 of Planning Application 09/03934/FU	Α	77
10/9/00020/MOD	Laying out of access road, refurbishment of existing industrial units and construction of 4 new industrial units (use classes B1(c), B2 and B8), with service areas, car parking and landscapingNON-MATERIAL AMENDMENT: Removal of first floor windows	M01	77
11/02012/COND	Consent, agreement or approval required by conditions 24 and 25 of Planning Application 09/03934/FU	Α	77
09/03934/FU	Laying out of access road, refurbishment of existing industrial units and construction of 4 new industrial units (use classes B1(c), B2 and B8), with service areas, car parking and landscaping	Α	77
11/9/00062/MOD	Laying out of access road, refurbishment of existing industrial units and construction of 4 new industrial units (use classes B1(c), B2 and B8), with service areas, car parking and landscaping NON MATERIAL AMENDMENT TO 09/03934/FU Extension of security fence and installation of security gate	M01	77

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

# Spatial relationships

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

Core	Strategy	

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	1.00	
Overlaps Urban Extension	<b>✓</b>	

% overlap

# **Regeneration Areas**

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

# Other Spatial Relationship

LCC ownership % 0.00

	Nearest train station		Morley
Nearest train station distance (m)		2562.06	
Nearest bus stop		13819	
	Nearest bus stop distance (	m)	178.92

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

ivealest bus stop distance (iii)	170.72
Agricultural classification C	Grade 3
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	✓
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<u> </u>
Overlaps Minerals Safeguarde	d $\square$
Overlaps Minerals Safeguarded 100r	
cranapac. a.a baragaarada roor	• •

### 343 Gelderd Road (off), Gildersome

### **Conclusions**

Issues and Options Summary

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

Site affects others?

Sustainability summary

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

Summary of reps

WYCA

Red Sites within the Core Public Transport Network

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

R 4.42 138 5 Yes Yes Yes

PRO

Site should be split into 2 with top half suitable.

ANTI

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

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

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

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

Easting	430615	Northing	425242	Site area ha	0.7	SP7	Smaller Settlement Infill	
HMCA	Outer South	n West			Ward	Ardsley an	d Robin Hood	
Site Cha	racteristic	cs						
Site type	Greenfield							
On-site lan	d uses							
Agriculture								
Adjacent land uses - None								
Other land	uses - None							
Topograph	ıy				Landscape			
	·S				Road front	No		

### **Greenbelt Assessment**

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

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

### 2. Prevent neighbouring towns from merging

Would development lead		
Do features provide bound		
Coalescence Conclusion		

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

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

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

	3	
Site within/adjacent to		
Can development pres		
Character Conclusion		

characteristics of openness and permanence

# 375 Main Street - The Old Hall Yard, East Ardsley WF3 2AP **SHLAA** conclusions Availability: Short (early) Suitability: Suitable Achievability: Short (=<5yrs) Summary of infrastructure provider comments **Highways Agency** Network Status Impact **Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Ecology support Ecology boundary **Education comments** Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England Planning History Applications since 1/1/2009, covering more than 50% of the site

Flairing History	Applications since 1/1/2009, covering more than 50/8 of the site			
App Number	Proposal	Decision	% of site	
10/05603/EXT	Extension of time period of application 07/03293/FU for demolition of redundant agricultural buildings, change of use of agricultural outbuildings to 3 three bedroom bouses, barn	Α	100	

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

to 1 three bedroom house and erection of 2 four bedroom houses  $% \left( 1\right) =\left( 1\right) \left( 1$ 

### Spatial relationships

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

# Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	1.00	
Overlaps Urban Extension	<b>~</b>	

### **Regeneration Areas**

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

### Other Spatial Relationship

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

### Agricultural classification Grade 3

<b>✓</b>
<b>V</b>
$\overline{\Box}$
$\overline{\Box}$
$\overline{\Box}$
$\overline{\Box}$
<u></u>

Overlaps Minerals Safeguar	ded
Overlaps Minerals Safeguarded 10	00m

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

Conclusions
ssues and Options Summary
site has current planning permission for conversion/demolition to residential development.
Site affects others?
Sustainability summary
Summary of reps
Comments on phasing
DPP Allocation
dentified housing site
DPP Allocation Conclusion
site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted

### 481 Barkly Road LS11

Site Deta	ails						
Easting	428996	Northing	430573	Site area ha	0.5	SP7	Main Urban Area Infill
HMCA	Outer South	n West			Ward	Beeston an	d Holbeck

### **Site Characteristics**

Sita tuna	Brownfield
Site type	BIOWITTEIU

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	No

_	
Descri	ntion
DESCH	puon

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

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

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

### 2. Prevent neighbouring towns from merging

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

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

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

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

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

**App Number** 

13/04820/FU

Proposal

Worship (Class D1)

Change of use of factory (Class B2/ B8) to a Place of

# 481 **Barkly Road LS11 SHLAA** conclusions Availability: Short (early) Achievability: Medium (6-10yrs) Suitability: Suitable Summary of infrastructure provider comments **Highways Agency** Impact Network Status **Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Ecology support Ecology boundary **Education comments** Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England **Planning History** Applications since 1/1/2009, covering more than 50% of the site

Decision

% of site

100

481 Bar	kly Road LS11			
10/03010/OT	Outline application to layout access and erect residential development	Α	100	
13/05214/FU	Mixed use development comprising sport hall, community facility, commercial catering business and associated offices; change of use of office building for temporary community use during building works	W	100	
11/04760/DEM	Determination for demolition of storage and distribution buildings and ancillary office building	NR	100	
09/00624/FU	Single storey extension and alterations including 2.4m high palisade fencing to storage and distribution centre	w	100	

### Spatial relationships

<b>UDP Designation</b>	UDP	Design	nations
------------------------	-----	--------	---------

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

## **Core Strategy**

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

### **Regeneration Areas**

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

### Other Spatial Relationship

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

9	
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	<b>✓</b>
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	$\overline{\Box}$
Overlaps Pot. Contamination	<b>✓</b>
Overlaps Minerals Safequarded	1 _

Overlaps Minerals Safeguarded	l
Overlaps Minerals Safeguarded 100m	ı

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

481 Barkly Road LS11

### 481 Barkly Road LS11

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

### 493 Milner Lane, Robin Hood

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

### **Site Characteristics**

C!1 - 1	Greenfield	
SITE TUNE	I - reentield	

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	No

Descri	ntion
DUSUIT	puon

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

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

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

### 2. Prevent neighbouring towns from merging

Would development lead		
Do features provide bound		
Coalescence Conclusion		

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

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

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

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

493	Milner Lane, Robin Hood				
SHLAA cor	clusions				
Availability	y: Medium (6-10yrs)	Suitability:	LDF to determine	Achievability: Medium (6-10yrs)	
Summary	of infrastructure provider	comments			
	ays Comments				
	port accessibility comments mployment and health, part prima	ry education			Rank (1-5)
Widots 1 1, o	mpiogrificht and noutin, part primar	y oddodnom			4
Access com	ments				
Local netwo	rk comments				
Local Fictivo	TK COMMENTS				
Mitigation m	neasures				Total score
<u> </u>					
Highways si	te support				1
Contingent	on other sites				ı
3					
Contingent	on other sites				
Highways	Agency				
		vork Status	No objection, no mitig	ation required	
Network F	tail				
Yorkshire	Water				
Treatment V	Vorks				
	ent Agency				
Constraints	a. See comments in our previous I	&O consultation			
	ia. See comments in our previous i	Consultation	•		
LCC	Commonted				
Ecology sup Supported	port Supported				
Ecology bou	ndary				
Lcology boo	inda y				
Education co	omments				
_aacattori C	5				

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

Planning History Applications since 1/1/2009, covering more than 50% of the site						
App Number	Proposal	Decision	% of site			
12/03590/COND	Consent, agreement or approval required by conditions 3, 4, 5, 6, 7, 12, 13, 14, 15, 17, 18, 19 and 20 of Planning Application 12/00161/FU	INT	93			
12/00161/FU	72 houses	Α	93			
13/9/00114/MOD	72 houses NON MATERIAL AMENDMENT to 12/00161/FU: Amend to previously Approved 'Swale' Housetype	M01	93			

### Spatial relationships

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

Core Strategy		
Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	1.00	
Overlaps Urban Extension	~	

0.00	% overlap
0.00	
0.00	
0.00	
0.00	
	0.00

## Other Spatial Relationship

### 493 Milner Lane, Robin Hood

LCC ownership	%	0.00
Nearest train station	Wo	odlesford
Nearest train station distance (	m)	4827.09
Nearest bus st	ор	6916
Nearest bus stop distance (	m)	97.27
Agricultural classificati	ion G	rade 3
Overlaps SS	122	
Overlaps SE		П
Overlaps Li	Ē	
Overlaps L		$\overline{\Box}$
Overlaps Conservation Ar	rea	
Overlaps Listed Buildi	ing	
Overlaps Strat. Employment buf	fer	
Overlaps Public Right of W	/ay	
Overlaps SFRA Flood Zo	ne	
Overlaps EA Flood Zo	ne	
Overlaps HSE Major Haza	ard	
Overlaps HSE Gas Pipeli	ine	
Overlaps Pot. Contaminati	ion	✓
Overlaps Minerals Safegu	arded	
Overlaps Minerals Safeguarded	100m	

### 493 Milner Lane, Robin Hood

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

### 494 Ardsley Sidings, East Ardsley

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

### **Site Characteristics**

Sita tuna	Brownfield
Site type	BIOWITTEIU

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front No	

Descri	ption

### **Greenbelt Assessment**

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

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

### 2. Prevent neighbouring towns from merging

Would development lead		
Do features provide boundaries to contain the development?		
Coalescence Conclusion		

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

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

Encroachment Conclusion

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

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

494	Ardsley	Sidings, East	Ardsley				
SHLAA concl	lusions						
Availability:	Short (=<5	5 yrs)	Suitability:	Suitable	Achi	evability:	Short (=<5yrs)
Summary of	of infrast	tructure prov	ider comments				
Highways A	gency		Network Status				
Impact			Network Status				
Network Ra	il						
TOTAL TO							
Yorkshire W	/ater						
Treatment Wo							
Environmen	t Agency						
Constraints							
LCC							
Ecology suppo	ort						
Ecology bound	darv						
	7						
Education con	nments						
Flood Risk							
Utilities							
Gas							
Electric							
LIECTIC							
Fire and Rescu	ue						J
Telecoms							
Other							
English Herita	ge						
Natural Englar	nd						
Planning His	story Ap	plications since 1	/1/2009, covering mo	re than 50% of the site			
App Number	r I	Proposal			Decision	% of site	<b>&gt;</b>

### 494 **Ardsley Sidings, East Ardsley**

### Spatial relationships

<b>UDP Designations</b>		
N32 Greenbelt	31.59	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

oo. o o a . o g j	Core	Strategy	
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Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>✓</b>	

### **Regeneration Areas**

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

% overlap

### Other Spatial Relationship

LCC ownership	5.84	
Nearest train station		Morley
Nearest train station distance (r	m)	4315.80
Nearest bus st	ор	13497
Nearest bus stop distance (r	m)	231.12
Agricultural classification	on	Grade 3

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

Overlaps Minerals Safeguarded		_
Overlaps willerals safeguarded	L	_
Overlaps Minerals Safeguarded 100m		

### 494 Ardsley Sidings, East Ardsley

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

### 495 Fall Lane (West), East Ardsley

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

### **Site Characteristics**

Sita tuna	Brownfield
Site type	BIOWITTEIU

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	No

Descri	ption

### **Greenbelt Assessment**

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

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

### 2. Prevent neighbouring towns from merging

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

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

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

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

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

495 Fall La	ne (West), East Ards	ley			
SHLAA conclusions					
Availability: Short (=	<5 yrs) \$	Suitability:	Suitable	Achievability:	Short (=<5yrs)
Summary of infra	structure provider co	mments			
Highways Agency					
Impact	Network	Status			
Network Rail					
Yorkshire Water					
Treatment Works					
Environment Agency Constraints	У				
LCC					
Ecology support					
Ecology boundary					
Education comments					
Flood Risk					
Utilities					
Gas					
Electric					
Fire and Rescue					
Telecoms					
Telecoms					
Othor					
Other English Heritage					
Natural England					
Planning History A	applications since 1/1/2009,	covering mor	e than 50% of the site		
App Number	Proposal			Decision % of site	e

### Fall Lane (West), East Ardsley

### Spatial relationships

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

### **Core Strategy**

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

% overlap

### **Regeneration Areas**

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

### Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Morley
Mograet train station distance (m)	5020 06

Nearest train station distance (m) Nearest bus stop 14347 460.21 Nearest bus stop distance (m)

### Agricultural classification Grade 3

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

Overlaps Minerals Safeguarded	
Overlaps Minerals Safeguarded 100m	

### 495 Fall Lane (West), East Ardsley

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

### 501 Sharp Lane A

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

### **Site Characteristics**

Site type	Greenfield
Jite type	OI CCI II CIU

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	No

Descri	ption

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

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

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

### 2. Prevent neighbouring towns from merging

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

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

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

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

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

501	Sharp Lane A			
SHLAA cond	lusions			
Availability	Short (=<5 yrs)	Suitability:	Suitable	Achievability: Short (=<5yrs)
Summary	of infrastructure	provider comments		
Highways A	Igency			
Impact		Network Status		
Network Ra	ail			
Yorkshire V	Vater			
Treatment W	orks			
Environmer	nt Agency			
Constraints	ii Ageney			
LCC				
Ecology supp	ort			
Ecology boun	dary			
F1				
Education cor	nments			
Flood Risk				
<b>Utilities</b> Gas				
Electric				
Fire and Reso	IIA			
The and Rese	uc			
Telecoms				
Other				
English Herita	age			
Natural Engla	nd			
Planning Hi	story Applications	since 1/1/2009, covering mo	re than 50% of the	site

Flairling History	Applications since 1/1/2003, covering more than 50 % of the site			
App Number	Proposal	Decision	% of site	
12/9/00214/MOD	Laying out of access roads and erection of 1284 dwellings NON MATERIAL AMENDMENT to 22/113/05/RM: Separation of terrace block to form pair of semi detached	M01	98	

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

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

### Spatial relationships

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

### **Core Strategy**

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

### **Regeneration Areas**

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

### Other Spatial Relationship

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

### Agricultural classification Urban

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

Overlaps Minerals Safeguarded 100m

### 501 Sharp Lane A

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

### 502 Sharp Lane B

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

### **Site Characteristics**

C!1 - 1	Greenfield
SITE TUNE	I - reentield

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front No	

Descri	ption

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

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

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

### 2. Prevent neighbouring towns from merging

Would development lead t		
Do features provide bound		
Coalescence Conclusion		

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

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

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

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

# **Outer South West** 502 Sharp Lane B **SHLAA** conclusions Availability: Short (=<5 yrs) Suitability: Suitable Achievability: Short (=<5yrs) Summary of infrastructure provider comments **Highways Agency** Network Status Impact Network Rail **Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Ecology support Ecology boundary Education comments Flood Risk

Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	

Other	
English Heritage	tage

Natural England

Planning History	Applications since 1/1/2009, covering more than 50% of the site					
App Number	Proposal	Decision	% of site			
09/9/00285/MOD	Laying out of access roads and erection of 1284	M01	99			

separations within terrace units.

502 Sh	narp Lane B				
09/9/00103/MOD	Outline application to layout residential developmentNON MATERIAL AMENDMENT: Reviewed garage locations and boundary treatment	M04	100		
12/9/00140/MOD	Laying out of access roads and erection of 1284 dwellings NON MATERIAL AMENDMENT to: 22/113/05/RM: Plots 97 and 98 which have not been constructed in accordance with the approved drawings	<b>M</b> 01	99		
11/9/00086/MOD	Laying out of access roads and erection of 1284 dwellingsNON-MATERIAL AMENDMENT TO 22/113/05/RM: Substitution of house type of 10no. detached dwellings	<b>M</b> 01	99		
10/9/00296/MOD	Laying out of access roads and erection of 1284 dwellingsNON-MATERIAL AMENDMENT: Redesign of first floor layout of flat over garage (Plot 271/FOG) to remove windows from rear elevation and insertion of roof lights	M01	99		
12/9/00222/MOD	Laying out of access roads and erection of 1284 dwellings NON MATERIAL AMENDMENT to 22/113/05/RM: Redesign of first floor layout of Plot 289 flat over garage to remove windows from rear elevation and insertion of roof lights	M01	99		
10/9/00004/MOD	Laying out of access roads and erection of 1284 dwellingsNON MATERIAL AMENDMENT: Substitution of 1no. 2.5 storey detached dwelling house and 2no. 3 storey townhouse dwelling houses for equal number of similar dwelling houses	M01	99		
10/9/00233/MOD	Laying out of access roads and erection of 1284 dwellingsNON-MATERIAL AMENDMENT: Introduction of separations within terrace units	M01	99		
11/9/00140/MOD	Laying out of access roads and erection of 1284 dwellingsNON MATERIAL AMENDMENT TO 22/113/05/RM: Introduction of separations to terrace units including the substitution of townhouse dwellings with equal number of similar types - plot no's 35-38, 24-25, 219-225, 228-233, replacing square bay on the apartment block plots 144, 148, 152 & 156 with a turret	M01	99		
10/9/00178/MOD	Laying out of access roads and erection of 1284 dwellingsNON-MATERIAL AMENDMENT: Detach house in plot 60 from house in plot 59; amend roof style to houses in plots 58, 60, 61	M01	99		
09/9/00065/MOD	Laying out of access roads and erection of 1284 dwellingsNON MATERIAL AMENDMENT: Repositioning of plots A139/170 and 183 to become detached dwellings.	M01	99		
10/9/00084/MOD	Laying out of access roads and erection of 1284 dwellingsNON MATERIAL AMENDMENT: To detach plot B280 from plots B279 and B281, Detach plot B308 from plot B309, move plot B290 closer to plot B291 and detach plot B78 from plot B77.	M01	99		
12/9/00142/MOD	Laying out of access roads and erection of 1284 dwellings NON MATERIAL AMENDMENT to 22/113/05/RM: Reconfiguration of apartments F188-199 including alteration to boundary treatment to front of plots F200-F202 and plot F208 from 1100mm high metal railings to 1800mm high timber screen fence	M01	99		
12/9/00013/MOD	Laying out of access roads and erection of 1284 dwellings NON MATERIAL AMENDMENT to 22/113/05/RM: Housetype substitution to plots 78, 79, 90 & 91	M01	99		

502 Shar	p Lane B			
10/9/00058/MOD	Laying out of access roads and erection of 1284 dwellingsNON MATERIAL AMENDMENT: Plots 49 and 50 have been flipped to show symmetry on street scene, plots 63 and 64 gardens have been increased, plots 68 garage moved backwards to provide 5.6m driveway. Plots 114 and 115 garages moved toward boundary to create move space on driveways.	M01	99	
12/9/00214/MOD	Laying out of access roads and erection of 1284 dwellings NON MATERIAL AMENDMENT to 22/113/05/RM: Separation of terrace block to form pair of semi detached dwellings	M01	99	

### Spatial relationships

UDP Designations	
N32 Greenbelt	0.00
N34 PAS	0.00
RL1 Rural Land	0.00
N1 Greenspace	0.00
N1A Allotments	0.00
N5 Open Space	0.00
N6 Playing Pitch	2.64
N8 Urban Green Corridor	0.00
CC Shopping Quarter	0.00
UDP City Centre	0.00
S2S6 Town Centre	1.00
Proposed Local Centre	0.00
Overlaps N37 SLA	
Sch. Ancient Mon.	0.00

## **Core Strategy**

% overlap

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

### **Regeneration Areas**

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

## Other Spatial Relationship

Nearest train station Morley  Nearest train station distance (m) 4083.84  Nearest bus stop 6450
Nearast bus stan 4450
Nearest bus stop 6450
Nearest bus stop distance (m) 334.14
Agricultural classification Urban
Overlaps SSSI

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

inearest bus stop distance (III)	334.14
Agricultural classification	Urban
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	✓
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	$\overline{\Box}$
Overlaps Pot. Contamination	<u> </u>
Overlaps Minerals Safeguarde	ed $\square$
Overlaps Minerals Safeguarded 100	

### 502 Sharp Lane B

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

### 503 Sharp Lane C

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

### **Site Characteristics**

Site type	Greenfield
Jite type	OI CCI II CIU

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	No

Descri	ption

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

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

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

### 2. Prevent neighbouring towns from merging

Would development lead		
Do features provide bound		
Coalescence Conclusion		

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

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

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

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

# **Outer South West** 503 Sharp Lane C SHLAA conclusions Availability: Short (=<5 yrs) Suitability: Suitable Achievability: Short (=<5yrs) Summary of infrastructure provider comments Highways Agency Impact Network Status Network Rail Yorkshire Water Treatment Works **Environment Agency** Constraints LCC Ecology support Ecology boundary **Education comments** Flood Risk Utilities

Gas		
Electric		
Fire and Rescue		
Telecoms		

English Heritage	
Natural England	

Other

Natural England				
Planning History	Applications since 1/1/2009, covering more than 50% of the site			
App Number	Proposal	Decision	% of site	
10/9/00004/MOD	Laying out of access roads and erection of 1284 dwellingsNON MATERIAL AMENDMENT: Substitution of 1no. 2.5 storey detached dwelling house and 2no. 3 storey	M01	100	

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

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

## Spatial relationships

<b>UDP</b>	Design	ations

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

## **Core Strategy**

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

## **Regeneration Areas**

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

## Other Spatial Relationship

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

## Agricultural classification Grade 3

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

Overlaps Minerals Safeguarded
Overlaps Minerals Safeguarded 100m

## 503 Sharp Lane C

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

### 509 Lingwell Road, Middleton LS10

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

### **Site Characteristics**

Site type Brownfield

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	No

Description

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

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

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

### 2. Prevent neighbouring towns from merging

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

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

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

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

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

509 Lingw	ell Road,	Middleton LS10				
SHLAA conclusions						
Availability: Short (=	<5 yrs)	Suitability:	Suitable	Achi	evability: Short (=<5yrs)	l
Summary of infra	structure	provider comments				
	ı					
Highways Agency		Notwork Status				
Impact		Network Status				
Network Rail						
notwork nam						
Yorkshire Water						
Treatment Works						
Environment Agend	у					
Constraints						
LCC						
Ecology support						
Ecology boundary						
Ecology bourlast y						
Education comments						
Flood Risk						
Utilities						
Gas						
Electric						
	 I					
Fire and Rescue						
Telecoms						
Other						
English Heritage						
Ţ.	1					
Natural England						
Planning History	Annlications of	ince 1/1/2009, covering mor	e than 50% of the site			
App Number	Proposal	iiioo ii ii2009, coveiiiig iiioi	o man 50 /0 or tile site	Decision	% of site	
	oposai			2003001	. 5 01 5110	

## Spatial relationships

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

## **Core Strategy**

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

% overlap

## **Regeneration Areas**

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

## Other Spatial Relationship

LCC ownership	40.17	
Nearest train station	Morley	
Nearest train station distance (n	n)	3341.06
Nearest bus sto	ор	5244
Nearest bus stop distance (n	117.75	
Agricultural classification	on	Urban

0 1 0001	
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	$\overline{\Box}$
Overlaps HSE Gas Pipeline	$\overline{\Box}$
Overlaps Pot. Contamination	<u></u>
Overlaps Minerals Safeguarded	

Overlaps Minerals Safeguarded
Overlaps Minerals Safeguarded 100m

## 509 Lingwell Road, Middleton LS10

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

## 516 Lingwell Gate Lane, Thorpe

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

### **Site Characteristics**

Site type Brownfield

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	No

Description

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

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

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

### 2. Prevent neighbouring towns from merging

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

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

Strong defensible boundary		
Does the site provide access to the countryside		
Does the site include local/		
Areas of protected/unprote		
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?		
Does the site contain buildings		
Are these buildings used for agricultural purposes?		
Encroachment Conclusion		

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

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

516	Lingwe	ell Gate Lane,	Thorpe			
SHLAA conc	lusions					
Availability:	Short (=	<5 yrs)	Suitability:	Suitable	Achie	evability: Short (=<5yrs)
Summary of	of infra	structure prov	ider comments			
Highways A	gency		Notice of Charles			
Impact			Network Status			
Network Ra	il					
Yorkshire W						
Treatment Wo	orks					
Environmen	ıt Agenc	у				
Constraints						
LCC						
Ecology suppo	ort					
Ecology bound	dary					
Education con	nments					
Flood Risk						
Utilities						
Gas						
Electric						
E: 15						
Fire and Resci	ue					
Telecoms						
Other						
English Herita	ige					
Natural Engla	nd					
Planning His	story A	applications since 1	/1/2009, covering mor	re than 50% of the site		
App Number	r	Proposal			Decision	% of site

#### 516 Lingwell Gate Lane, Thorpe

## Spatial relationships

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

## **Core Strategy**

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

% overlap

## **Regeneration Areas**

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

## Other Spatial Relationship

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

## Agricultural classification Grade 3

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

Overlaps Minerals Safeguarded
Overlaps Minerals Safeguarded 100m

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## 516 Lingwell Gate Lane, Thorpe

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

## 525 Haigh Moor Road / Westerton Road

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

### **Site Characteristics**

Site type Greenfield

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	No

Description

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

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

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

### 2. Prevent neighbouring towns from merging

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

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

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

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

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

525	Haigh M	loor Road / Wester	ton Road			
SHLAA conc	lusions					
Availability:	: Short (=<	5 yrs)	Suitability:	Suitable	Achi	evability: Short (=<5yrs)
Summary	of infrast	tructure provider co	mments			
11:						
Highways A	agency	Network	Status			
Network Ra	ail					
	:					
Yorkshire V	Vater					
Treatment Wo	orks					
Environmen	nt Agency					
Constraints						
LCC						
Ecology supp	ort					
Ecology boun	dary					
Education cor	mments					
Flood Risk						
<b>Utilities</b> Gas						
Gas						
Electric						
Fire and Resc	eue					
Telecoms						
Other						
English Herita	age					
Note that						
Natural Engla	ind					
Planning His	<b>story</b> Ap	plications since 1/1/2009,	covering mor	re than 50% of the site		
App Numbe	r	Proposal			Decision	% of site

## Spatial relationships

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

Core	Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	1.00	
Overlaps Urban Extension	<b>✓</b>	

## **Regeneration Areas**

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

% overlap

## Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Morley
Nearest train station distance (m)	3021.24
Nearest bus stop	4894

Nearest bus stop distance (m)

Agricultural classification Grade 3

141.03

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

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

## 525 Haigh Moor Road / Westerton Road

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

### 527 Ardsley Common, Bradford Road

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

### **Site Characteristics**

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

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	No

Descri	ption

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

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

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

### 2. Prevent neighbouring towns from merging

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

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

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

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

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

527	Ardsle	y Common, Bradford	d Road			
SHLAA conc	lusions					
Availability:	Short (=	<5 yrs)	Suitability:	Suitable	Achie	evability: Short (=<5yrs)
Summary of	of infra	structure provider c	omments			
Highways A Impact	gency	Natura	rk Status			
ППраст		Ivetwor	ik Status			
Network Ra	il					
Yorkshire W						
Treatment Wo	orks					
Environmen	nt Agenc	у				
Constraints						
LCC						
Ecology suppo	ort					
Ecology bound	dary					
Education con	nments					
Flood Risk						
Utilities						
Gas						
Electric						
Fire and Resci	ue					
T-1						
Telecoms						
Other						
English Herita	ige					
Natural Engla	nd					
Planning His	story P	applications since 1/1/2009	9, covering mor	re than 50% of the site		
App Number	r	Proposal			Decision	% of site

## Spatial relationships

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

Core	Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	1.00	
Overlaps Urban Extension	<b>✓</b>	

% overlap

## **Regeneration Areas**

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

## Other Spatial Relationship

LCC owner	0.00	
Nearest train stat	Morley	
Nearest train station distar	4185.44	
Nearest b	3081	
Nearest bus stop distar	106.59	
Agricultural classif	Grade 3	
0 1	0001	

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

Overlaps Minerals Safeguarded
Overlaps Minerals Safeguarded 100m
1 0

## 527 Ardsley Common, Bradford Road

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
Summary of reps	
Anti-development	
- Cherry Tree Walk is already used a adding to these issues	as a shortcut in both directions building more houses in these areas will only increase the amount of traffic
	olice buildings under construction at Carr Gate JN41 which will also increase the traffic flow
	J
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
	d planning permission or existing UDP allocation. Principle of residential development accepted

### 533 Whitehall Road, Drighlington

Site Details								
Easting	422658	Northing	429102	Site area ha	1.3	SP7	Smaller Settlement Infill	
HMCA Outer South West			Ward	Morley Nor	th			

### **Site Characteristics**

Site type Greenfield

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	No

Description

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

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

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

### 2. Prevent neighbouring towns from merging

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

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

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

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

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

## 533 Whitehall Road, Drighlington **SHLAA** conclusions Suitability: Suitable Availability: Short (=<5 yrs) Achievability: Medium (6-10yrs) Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Meets PT, employment and health, no education 3 Access comments Local network comments Total score Mitigation measures Highways site support Contingent on other sites Contingent on other sites **Highways Agency** Impact No material impact **Network Status** No objection, no mitigation required **Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints FZ1 over 1ha. See comments in our previous I&O consultation. LCC Supported **Ecology support** Supported Ecology boundary **Education comments**

533	Whitehall Road, Drighlington
Flood Risk	
Flood Zone 1	
Utilities	
Gas	
Electric	
Fire and Rescu	ue
Telecoms	
Other	
English Herita	ge
Natural Englar	ord.
ivaturai Erigiai	nu e

Planning History	anning History Applications since 1/1/2009, covering more than 50% of the site				
App Number	Proposal	Decision	% of site		
09/00746/OT	Outline application to layout access road and erect residential development	R	81		
12/00324/RM	29 houses to vacant site	Α	81		
12/02994/COND	Consent, agreement or approval required by condition 1 of Planning Application 12/00324/RM	R	81		
10/02675/OT	Outline application to layout access road and erect residential development	R	81		
13/9/00005/MOD	29 houses to vacant site NON MATERIAL AMENDMENT to 12/00324/RM: Increase in footprint of garage to Plot 29 to enable temporary sales centre to be utilized	w	81		
12/02992/COND	Consent, agreement or approval required by conditions 1, 5, 6, 7, 9, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21 and 24 of Planning Application 10/02675/OT	A	81		
13/00612/COND	Consent, agreement or approval required by condition 14 of Planning Application 10/02675/OT	R	81		

Spatial relationships	
<b>UDP Designations</b>	Core Strategy

## 533 Whitehall Road, Drighlington

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

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	1.00	
Overlaps Urban Extension	<b>✓</b>	

## Regeneration Areas

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

## Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Morley
Nearest train station distance (m)	4420.50
Nearest bus stop	4214
Nearest bus stop distance (m)	85.63
Agricultural classification U	rban
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<b>✓</b>
Overlaps Minerals Safeguarded	d
Overlaps Minerals Safeguarded 100m	n

## 533 Whitehall Road, Drighlington

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

### 536 Woolin Crescent, West Ardsley

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

### **Site Characteristics**

Site type Greenfield

On-site land uses

Agriculture

Dwellings

Neighbouring land uses

Dwellings

Agriculture

Other land uses - None

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

Description

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

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

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

### 2. Prevent neighbouring towns from merging

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

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

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

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

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

Character Conclusion

536	Woolin Crescent, West A	Ardsley					
	onclusion from assessment aga istics of openness and permane		oses of green bel	It and essentia	ıl		
SHI AA co	nclusions						
	ty: Short (early)	Suitability:	Suitable		Achievability:	Short (=<5yrs)	
•							
	y of infrastructure provider	comments					
	sport accessibility comments						Rank (1-5)
	is access to 2-3 buses per hour,and	lies within the ac	ccessibility zone for	r primary & seco	ndary education, a	and primary	4
Access con	nments						
Access ach	ievable from Haigh Moor Road						5
Local netw	ork comments						
Cumulative	sissues						4
Mitigation	measures						Total score
							13
Highways s	site support						
Contingent	on other sites						
Contingent	on other sites						]
Highway	s Agency						
Impact N	o material impact Netv	vork Status	No objection				
Potential for	or cumulative impact in combination	n with other sites	. If site still include	ed at next sift as	ssess as part of Mo	orley/Gildersome/	/Ardsley cluster.
Network	Rail						
Yorkshire Treatment							
with Yorks forthcomin investment account av	mited capacity at Caldervale for new hire Water's Asset Management Plang AMP(6) will run from April 2015 to the tit is particularly important that sit vailable sewerage and WwTW capacents it may be possible for the deve	ns (AMP) to ensu to March 2020. Pl tes which represe tity. If a develope	are the necessary in the hasing is one methor and a 10% or greated wants to bring a second control of the contr	nfrastructure and lod used to ensu er increase in po site forward bef	d capacity can be pure sites are brough opulation served by ore YW have comp	provided to serve nt forward in line or the works should pleted any planne	the site. The with YW's d take into
Environm	nent Agency						
Constraints							
F71 over 1	ha See comments in main text of	our recoonce					

## 536 Woolin Crescent, West Ardsley

LCC	
Ecology support	Supported
Supported	
Ecology boundary	
Education comments	S
3078A+1072+3373 <i>i</i> +1258+3365 = 268	A and C+1336+3456A+536+1143B, D and F+2155+1274+1032+1067B+1069+2128 5 houses generates 671 primary and 268.5 secondary children. 1x2FE and 1xFE primary school required.
Flood Risk	
Flood Zone 1. There	are foul and surface water public sewers within the site.
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
Other	
English Heritage	
Natural England	
Planning History	Applications since 1/1/2009, covering more than 50% of the site
App Number	Proposal Decision % of site

## Spatial relationships

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

## Core Strategy

Main Hulana Anao	0.00	0/
Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	1.00	
Overlaps Urban Extension	<b>~</b>	

% overlap

## **Regeneration Areas**

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

## 536 Woolin Crescent, West Ardsley

## Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Morley
Nearest train station distance (m)	3561.00
Nearest bus stop	11844
Nearest bus stop distance (m)	96.66
Agricultural classification C	Grade 3
Overlaps SSSI	
Overlaps SEGI	П
Overlaps LNA	$\Box$
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	<b>✓</b>
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	$\overline{\Box}$
Overlaps Pot. Contamination	<u>~</u>
Overlaps Minerals Safeguarde	d
Overlaps Minerals Safeguarded 100r	n _

#### 536 Woolin Crescent, West Ardsley

### Conclusions

Issues and Options Summary

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

Site affects others?

Sustainability summary

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

#### Summary of reps

#### Pro-development

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

#### Anti-development

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

### Statutory

Combined Authority (Metro)

Green Sites outside the Core Public Transport Network Table 1 below contains sites that are classified as 'Sites which have potential to be allocated for housing' but fall outside 400m of the current core bus network. Consideration needs to be given to if these sites would be able to meet the LDF public transport accessibility requirements should housing be brought forward.

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

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

Distance to Core Network (centre of site): 1099

Buses per hous: 4

Access to primary schools: Yes Access to secondary schools: Yes Access tp primary health: Yes

Comments on phasing

DPP Allocation

Identified housing site

DPP Allocation Conclusion

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

### 544 Bradford Road, East Ardsley

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

### **Site Characteristics**

Sita tuna	Brownfield
Site type	BIOWITTEIU

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	No

Description

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

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

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

### 2. Prevent neighbouring towns from merging

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

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

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

Encroachment Conclusion

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

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

**App Number** 

13/03996/DEM

**Proposal** 

Demolition of former health centre

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

% of site

100

Decision

Α

544 Bı	radford Road, East Ardsley			
10/02418/FU	9 three bedroom and 1 four bedroom houses each with garage		98	
10/03061/FU	9 three bedroom and 1 four bedroom houses, each with garage	w	98	
13/04119/FU	Laying out of access road and erect 12 houses	Α	100	
10/04465/FU	9 three bedroom and 1 four bedroom houses, each with garage	Α	98	

## Spatial relationships

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

Core Strategy	

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

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

## Other Spatial Relationship

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

Agricultural classification Grade 3

-

## 544 Bradford Road, East Ardsley

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

### 547 South Street - Park Mills, Morley

Site Details							
Easting	426799	Northing	427630	Site area ha	0.4	SP7	Major Settlement Infill
HMCA	Outer South	n West			Ward	Morley Sou	ıth
Site Characteristics							
Site type Brownfield							
On-site land uses							
Agriculture							

Adjacent land uses - None

Other land uses - None

Agriculture

Topography	Landsca	cape	
Boundaries	Road fr	ront No	

Description

## **Greenbelt Assessment - Not Required**

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

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

### 2. Prevent neighbouring towns from merging

Would development lead		
Do features provide bound		
Coalescence Conclusion		

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

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

Encroachment Conclusion

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

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

10/02584/EXT

Extension of time period for planning application

07/03820/FU for change of use of existing mill into 33 flats

## 547 South Street - Park Mills, Morley **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 Applications since 1/1/2009, covering more than 50% of the site **Planning History App Number** Proposal Decision % of site

Α

67

## Spatial relationships

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

## Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	1.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>✓</b>	

% overlap

## **Regeneration Areas**

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

# Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Morley
Nearest train station distance (m)	504.85
Nearest bus stop	9462
Nearest bus stop distance (m)	88.85
Agricultural classification	Urban
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<u></u>
Overlaps Minerals Safeguard	led

Overlaps Minerals Safeguarded 100m

## 547 South Street - Park Mills, Morley

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

## 550 Rein Road (32-34), Morley

Site Deta	ails							
Easting	426941	Northing	426424	Site area ha		0.4	SP7	Major Settlement Infill
HMCA	CA Outer South West			Ward	Morley Sou	th		

### **Site Characteristics**

Site type Brownfield

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	No

Description

## **Greenbelt Assessment - Not Required**

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

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

## 2. Prevent neighbouring towns from merging

Would development lead		
Do features provide bound		
Coalescence Conclusion		

## 3. Assist in safeguarding the countryside from encroahment

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

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

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

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

**App Number** 

11/01838/COND

Proposal

Consent, agreement or approval required by conditions 3, 4,

7, 8, 10, 11, 12 and 13 of Planning Application 11/01743/FU

# 550 Rein Road (32-34), Morley **SHLAA** conclusions Availability: Short (=<5 yrs) Achievability: Short (=<5yrs) Suitability: Suitable Summary of infrastructure provider comments **Highways Agency** Impact Network Status **Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Ecology support Ecology boundary **Education comments** Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England **Planning History** Applications since 1/1/2009, covering more than 50% of the site

Decision

SPL

% of site

86

550 Rei	n Road (32-34), Morley			
09/03686/FU	New site access, soft and hard landscaping including boundary treatments to front gardens and new vehicular access to approved residential development	Α	85	
10/9/00174/MOD	Laying out of access road and erection of 11 houses, with car parking, garages and landscapingNON-MATERIAL AMENDMENT: Removal of chamfer to layout of approved Mews Court	M01	85	
11/01743/FU	Variation of condition 2 (Changes to approved house types) of application number 08/06983/FU	Α	86	

## Spatial relationships

<b>UDP Designation</b>
------------------------

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

## **Core Strategy**

Main Urban Area	0.00	%
Major Settlement	1.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>✓</b>	

overlap

## **Regeneration Areas**

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

## Other Spatial Relationship

LCC ownership %		0.00
Necessat tuning atations		Manlau
Nearest train station		Morley
Nearest train station distance (m)		1682.42
Nearest bus stop		7151
Nearest bus stop distance	(m)	63.57

## Agricultural classification Non-agricultural

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

Overlaps Minerals Safeguarded
Overlaps Minerals Safeguarded 100m



## 550 Rein Road (32-34), Morley

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
Summary of range	
Summary of reps	
Comments on phasing	
DPP Allocation	
Not proposed as housing allocation	
DPP Allocation Conclusion	
minerals safeguard site	

#### 551 Baghill Lane - Manor House Farm, West Ardsley

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

Site type	Greenfield

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	No

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

## **Greenbelt Assessment**

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

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

## 2. Prevent neighbouring towns from merging

Would development lead		
Do features provide bound		
Coalescence Conclusion		

## 3. Assist in safeguarding the countryside from encroahment

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

## Encroachment Conclusion

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

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

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

# 551 Baghill Lane - Manor House Farm, West Ardsley **SHLAA** conclusions Availability: Short (early) Suitability: Suitable Achievability: Short (=<5yrs) Summary of infrastructure provider comments **Highways Agency** Network Status Impact No material impact No objection n/a **Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Supported Ecology support Supported Ecology boundary Education comments Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England Planning History Applications since 1/1/2009, covering more than 50% of the site

Plaining History	Applications since 1/1/2009, covering more than 50 % of the site			
App Number	Proposal	Decision	% of site	
12/04275/CLE	Certificate of Existing Lawful use for residential development of 6 houses in accordance with permission 06/04729/RM	Α	98	

## Spatial relationships

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

Core Strategy		
Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	1.00	

**~** 

Overlaps Urban Extension

Regeneration Areas					
0.00	% overlap				
0.00					
0.00					
0.00					
0.00					
	0.00 0.00 0.00				

## Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Morley
Nearest train station distance (m)	3285.93
Nearest bus stop	13897
Nearest bus stop distance (m)	164.90
Agricultural classification	Grade 3
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	<b>✓</b>
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<b>✓</b>
Overlaps Minerals Safeguard	ed
Overlaps Minerals Safeguarded 100	)m

## 551 Baghill Lane - Manor House Farm, West Ardsley

Conclusions
ssues and Options Summary
06/04729/RM - work commenced on permitted 6 properties
Site affects others?
Sustainability summary
Summary of reps
Comments on phasing
DPP Allocation
dentified housing site
DPP Allocation Conclusion
Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted

## 552 Parkfield Mills Fountain St Morley

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

### **Site Characteristics**

Site type Brownfield

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	No

Description

## **Greenbelt Assessment - Not Required**

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

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

## 2. Prevent neighbouring towns from merging

Would development lead		
Do features provide bound		
Coalescence Conclusion		

## 3. Assist in safeguarding the countryside from encroahment

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

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

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

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

552	Parkfield Mills Four	ntain St Morley			
SHLAA conc	lusions				
Availability:	Short (=<5 yrs)	Suitability:	Suitable	Achi	evability: Short (=<5yrs)
Summary of	of infrastructure pro	vider comments			
Highways A Impact	gency	Network Status			
Impact		Network Status			
Network Ra	il				
Yorkshire W	/ater				
Treatment Wo					
Environmen	t Agency				
Constraints					
LCC					
Ecology suppo	ort				
Ecology bound	dary				
Ecology Bourn	sai y				
Education con	nments				
Flood Risk					
Utilities					
Gas					
Electric					
Fire and December					
Fire and Resci	ue				
Telecoms					
Other					
English Herita	ge				
Natural Engla	nd				
Planning His	story Applications since	e 1/1/2009, covering mor	e than 50% of the site		
App Number		,, ,, ,, ,		Decision	% of site
	-1				

## Spatial relationships

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

## **Core Strategy**

Main Urban Area	0.00	% overlap
Major Settlement	1.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>✓</b>	

% overlap

## **Regeneration Areas**

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

## Other Spatial Relationship

LCC ownership	0.01	
Nearest train station		Morley
Nearest train station distance (m)		1298.24
Nearest bus stop		7082
Nearest bus stop distance (m)		118.50
Agricultural classificat	Urban	
		1 —

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

Overlaps Minerals Safeguarded
Overlaps Minerals Safeguarded 100m

## 552 Parkfield Mills Fountain St Morley

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

## 559 Chartists Way, Morley

Site Deta	ails							
Easting	426311	Northing	427386	Site area ha	0	).9	SP7	Major Settlement Infill
HMCA	HMCA Outer South West				Ward	Morley Sou	th	

### **Site Characteristics**

Site type Brownfield

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	No

Description

## **Greenbelt Assessment - Not Required**

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

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

## 2. Prevent neighbouring towns from merging

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

## 3. Assist in safeguarding the countryside from encroahment

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

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

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

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

559	Charti	ists Way, Mor	ley				
SHLAA conc	lusions						
Availability:	Short (e	early)	Suitability:	Suitable	Ach	ievability:	Short (=<5yrs)
Summary	of infra	structure pro	vider comments				
Highways A	aencv						
Impact			Network Status				
Network Ra	nil	]					
Yorkshire V							
Treatment Wo	orks						
Environmer	nt Agend	;y					
Constraints							
LCC							
Ecology supp	ort						
Ecology boun	dary						
Education cor	mments						
Flood Risk							
Utilities		1					
Gas							
Electric							
Fire and Resc	ue						
Telecoms							
Oth an		]					
Other English Herita	ige						
Natural Engla	nd						
Planning His	story	Annlications since	e 1/1/2009, covering mo	re than 50% of the site			
App Numbe		Proposal		. S shart 55 /6 Or the Site	Decision	% of site	2

Α

100

Consent, agreement or approval required by condition 3 of Planning Application 12/05117/EXT

14/03154/COND

559	Chartists Way, Morley		
14/01582/S106	Viability of affordable housing relating to 06/01206/FU - Laying out of access road and erection of 29 houses and 22 flats	Α	100
13/02547/S106	Viability of affordable housing relating to 06/01206/FU - Laying out of access road and erection of 29 houses and 22 flats	w	100
12/04627/CON	ND Consent, agreement or approval required by condition 15 of Planning Application 06/01206/FU	R	100
12/05117/EXT	Extension of time period for conservation area application 10/00342/CA to demolish derelict mill building	Α	100
13/03535/S100	Viability of affordable housing relating to 06/01206/FU - Laying out of access road and erection of 29 houses and 22 flats	R	100
10/00342/CA	Conservation area application to demolish derelict mill building	Α	100
12/02767/FU	Erection of 42 houses, laying out of access road, associated landscaping and demolition of existing mill building	w	100

## Spatial relationships

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

% overlap

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

Daa			Areas
Keu	lenei	ation	HIEAS

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

## Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Morley
Nearest train station distance (m)	972.37
Nearest bus stop	3600
Nearest bus stop distance (m)	71.04

Agricultural classification Urban

## 559 Chartists Way, Morley

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

## 559 Chartists Way, Morley

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 expir	ed planning permission or existing UDP allocation. Principle of residential development accepted

### 562 Fall Lane - East Ardsley PS

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

#### **Site Characteristics**

Site type Brownfield

On-site land uses

Vacant land

Neighbouring land uses

Dwellings

Vacant land

Other land uses - None

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

Description

brownfield, cleared housing site.

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

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

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

Unrestricted Sprawl Conclusion

### 2. Prevent neighbouring towns from merging

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

Coalescence Conclusion

## 3. Assist in safeguarding the countryside from encroahment

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

Encroachment Conclusion

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

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

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

## 562 Fall Lane - East Ardsley PS

SHLAA conclusions				
Availability: Short (early)	Suitability:	Suitable	Achievability: Short (=<5yrs)	
Summary of infrastructure provider	comments			
LCC Highways Comments				
Public transport accessibility comments				Rank (1-5)
100% 2buses per hour, 100% primary, does n	ot meet other st	andards		2
Access comments				
Adequate highway frontage for access				4
Local network comments scale of development should not cause an issue	е			5
Mitigation measures				Total score
				11
Highways site support				
yes				
Contingent on other sites				
Contingent on other sites				
Highways Agency				
	vork Status	No objection		
n/a	on oracas			
Network Rail				
Yorkshire Water				
Treatment Works				
<b>Environment Agency</b>				
Constraints				
FZ1 under 1 ha. See comments in main text o	t our response.			
LCC				
Ecology support Supported Supported				
Ecology boundary				
Education comments				

Flood Risk

## Fall Lane - East Ardsley PS

Flood Zone 1

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other
English Heritage

Natural England

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

App Number Proposal Decision % of site

12/00048/FU New access roads and 38 houses 98

12/02720/FU 35 houses with new access roads A 98

## Spatial relationships

## **UDP Designations**

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

## **Core Strategy**

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

## **Regeneration Areas**

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

## Other Spatial Relationship

LCC ownership % 0.14

## 562 Fall Lane - East Ardsley PS

Nearest train station	Morley
Nearest train station distance (m)	4571.65
Nearest bus stop	5697
Nearest bus stop distance (m)	33.37
Agricultural classification	Grade 3
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	$\overline{\Box}$
Overlaps Pot. Contamination	<u> </u>
Overlaps Minerals Safeguarde	ed
Overlaps Minerals Safeguarded 100	m $\square$

#### 562 Fall Lane - East Ardsley PS

#### Conclusions

Issues and Options Summary

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

Site affects others?

Sustainability summary

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

### Summary of reps

Anti-development

- My main concern is the impact on the A650. The road is already heavily congested not only at peak times but most of the day. Parking on both sides of the road from Woodhouse Lane to the traffic lights near Tesco is already leading to major traffic build ups. Side roads are becoming dangerous with overspill parking and sometimes customers for Room 97, the hairdressers, park on the pelican zig zag lines. The lorry ban through the centre of East Ardsley is flouted many times daily. It is used by HGVs and many local horse riders. It is a main route for emergency vehicles, especially the police with the new HQ so close to us. The travelling community like to use it for trotting. It is already dangerously oversubscribed
- Brownfield sites should be used first such as the old clinic behind East Ardsley library and the special school site on Westerton Road, then small sites containing 20 to 50 houses which will be integrated easier into the community
- Looking at the overall picture of Morley there are areas which do not seem to suffer from urban sprawl eg. Gildersome.

Pro-development

- has had previous planning permission

Statutory

Combined Authority (Metro)

Green Sites outside the Core Public Transport Network

Table 1 below contains sites that are classified as 'Sites which have potential to be allocated for housing' but fall outside 400m of the current core bus network. Consideration needs to be given to if these sites would be able to meet the LDF public transport accessibility requirements should housing be brought forward. Significant developer contributions will be required at these sites to improve the public transport to meet the council LDF accessibility policies; particularly in the larger sites should these be brought forward for development. These include SHLAA ref: 2062, 1032, 1046, 1017 & 1055.

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

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

Distance to Core Network (centre of site): 1676; Buses per hour: 19; Access to primary schools: Yes; Access to secondary schools: Yes; Access to primary health: Yes

Comments on phasing

**DPP Allocation** 

Preferred housing allocation

DPP Allocation Conclusion

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

## 563 Albert Road, Morley

Site Details								
Easting	426988	Northing	428073	Site area ha	0.8	SP7	Major Settlement Infill	
HMCA C	Outer South	n West			Ward	Morley So	uth	
Site Chara	acteristic	cs						
Site type B	Brownfield							
On-site land	uses							
Other								
Neighbouring	g land uses							
Restaurants	Restaurants and Cafes							
Other								
Dwellings	Dwellings							
Other land us	Other land uses							
Building cont	Building contractors							
Topography	Flat				Landscape	Limited Tree	e Cover	
Boundaries	Existing v	vell defined			Road front	Yes		
Description	Description							

## **Greenbelt Assessment - Not Required**

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

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

## 2. Prevent neighbouring towns from merging

Would development lead		
Do features provide bound		
Coalescopes Conclusion		

## 3. Assist in safeguarding the countryside from encroahment

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

Encroachment Conclusion

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

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

Character Conclusion

563 Albert Road, Morley		
Overall Conclusion from assessmen characteristics of openness and per	t against all 4 purposes of green belt a manence	and essential
SHLAA conclusions		
	Cuitabilitus Cuitabla	Ashiovability, Chart / Jura
Availability: Short (=<5 yrs)	Suitability: Suitable	Achievability: Short (=<5yrs)
Summary of infrastructure prov	vider comments	
LCC Highways Comments		
Public transport accessibility comments		Rank (1-5
Meets Core Strategy standards		
		5
Access comments		
Adequate frontage for access		
·		4
Local network comments	nn iesuo	
Scale of development should not cause a	iii issue	4
Mitigation measures		Total scor
. 9		10
		13
Highways site support yes		
yes		
Contingent on other sites		
Softlings in other sites		
Contingent on other sites		
Highways Agency	Naturali Status No objection	
Impact No material impact n/a	Network Status No objection	
177		
Network Rail		
Footbridge to replace nearby LC; Morley	Station Improvements (including disabled a	ccess) General asset protection issues
Yorkshire Water		
Treatment Works		
Troding Works		
Environment Agency		
Constraints		
FZ1 under 1 ha. See comments in main	text of our response.	
LCC		
Ecology support Supported with m	uitigation	
== ::		ocal Nature Area is protected and enhnaced i.e. provide a
minimum 10 metre buffer along the north		

563	Albert
Ecology bour	indary
Education co	omments
Flood Risk	
Flood Zone	1
Utilities	
Gas	
Electric	
Fire and Res	cue
Telecoms	
Other	
English Herit	tage
J	J
Natural Engl	land
3	

Planning History	Applications since 1/1/2009, covering more than 50% of the site		
App Number	Proposal	Decision	% of site
10/03141/OT	Outline Application to layout access and erect residential development	Α	98
09/03433/OT	Outline application to layout access and erect residential development	W	98

## Spatial relationships

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

Core Strategy		
Main Urban Area	0.00	% overlap
Major Settlement	1.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>V</b>	

**~** 

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

## 563 Albert Road, Morley

## Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Morley
Nearest train station distance (m	
Nearest bus sto	
Nearest bus stop distance (m	) 146.21
Agricultural classification	Urban
Overlaps SSS	I
Overlaps SEG	I
Overlaps LNA	<b>V</b>
Overlaps LNI	₹
Overlaps Conservation Are	a 🗌
Overlaps Listed Building	9 🗌
Overlaps Strat. Employment buffe	r 🗌
Overlaps Public Right of Wa	y
Overlaps SFRA Flood Zon	е
Overlaps EA Flood Zon	е
Overlaps HSE Major Hazar	

Overlaps Minerals Safeguarded
Overlaps Minerals Safeguarded 100m

Overlaps HSE Gas Pipeline Overlaps Pot. Contamination

**✓** 

**✓** 

#### 563 Albert Road, Morley

#### Conclusions

Issues and Options Summary

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

Site affects others?

Sustainability summary

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

#### Summary of reps

Pro-development

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

Comments on phasing

**DPP Allocation** 

Identified housing site

**DPP Allocation Conclusion** 

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

#### Whitehall Road - Dunlop and Ranken LS12

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

### **Site Characteristics**

Site type Brownfield

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	No

Description

## **Greenbelt Assessment - Not Required**

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

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

## 2. Prevent neighbouring towns from merging

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

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

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

Encroachment Conclusion

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

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

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

# 608 Whitehall Road - Dunlop and Ranken LS12 **SHLAA** conclusions Availability: Short (=<5 yrs) Suitability: Suitable Achievability: Short (=<5yrs) Summary of infrastructure provider comments **Highways Agency** Impact Network Status **Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Ecology support Ecology boundary **Education comments** Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England **Planning History** Applications since 1/1/2009, covering more than 50% of the site

r larining rinstory	Applications since 1/1/2000, covering more than 00/0 or the site		
App Number	Proposal	Decision	% of site
10/03103/COND	Consent, agreement or approval required by conditions 3, 4, 5, 9, 10, 11, 12, 13, 14, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 28 and 30 of Planning Application 24/401/03/FU	SPL	100

# 608 Whitehall Road - Dunlop and Ranken LS12 10/01702/COND Consent, agreement or approval required by condition 3 of Planning Application 24/401/03/FU A 100

## Spatial relationships

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

## Core Strategy

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

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

## Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Cottingley
Nearest train station distance (m)	1692.47
Nearest bus stop	2617
Nearest bus stop distance (m)	283.04
Agricultural classification	Urban
Overlaps SSSI	1 🗇
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	✓
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<b>✓</b>

Overlaps Minerals Safeguarded
Overlaps Minerals Safeguarded 100m

## 608 Whitehall Road - Dunlop and Ranken LS12

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

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

### **Site Characteristics**

Site type Mix 70:30

On-site land uses

Vacant land

Neighbouring land uses

Office

Manufacturing and Wholesale

Other land uses - None

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

Description

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

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

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

### 2. Prevent neighbouring towns from merging

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

Coalescence Conclusion

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

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

Encroachment Conclusion

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

Site within/adjacent to	conservation area/listed building/historical features?	
Can development pres	erve 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: Longterm (11+yrs) Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) 20% of the site has access to 4 buses per hour. 70% of the site are lies within the accessibility zone for primary education but none 3 for secondary education. All of the site lies within the accessibility zone for primary health. Access comments Access achievable via Royds Lane 4 Local network comments Congestion on Ring Road 3 Total score Mitigation measures Signalisation of A58/ A6120 roundabout may be required, local pedestrian improvements 10 Highways site support Yes with mitigation Contingent on other sites Contingent on other sites Highways Agency

Im	oact	No material imp	pact	Network Status	No objection
n/a	ì				

#### **Network Rail**

## Yorkshire Water

Treatment Works Knostrop

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

#### **Environment Agency**

Constraints

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

#### LCC

Ecology support Not supported

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

Ecological and Geological Importance (SEGI) criteria.

### Ecology boundary

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

#### **Education comments**

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

Flood Risk

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

## Utilities

Gas

Electric

Fire and Rescue

Telecoms

#### Other

English Heritage

## Natural England

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

Planning History Applications since 1/1/2009, covering more than 50% of the site			
App Number	Proposal	Decision	% of site
09/05553/OT	Outline application to erect residential development	Α	99
14/00521/RM	Reserved Matters application for 154 dwellings	Α	99

## Spatial relationships

# UDP Designations

78 % overlap

N32 Greenbelt	0.78
N34 PAS	0.00
RL1 Rural Land	0.00
N1 Greenspace	0.00
N1A Allotments	0.00
N5 Open Space	0.00
N6 Playing Pitch	0.00
N8 Urban Green Corridor	0.00
CC Shopping Quarter	0.00
UDP City Centre	0.00
S2S6 Town Centre	0.00
Proposed Local Centre	0.00
Overlaps N37 SLA	
Sch. Ancient Mon.	0.00

## **Core Strategy**

Main Urban Area	99.22	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>~</b>	

## **Regeneration Areas**

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

% overlap

## Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Cottingley
Nearest train station distance (m)	1256.58
Nearest bus stop	8064
Nearest bus stop distance (m)	311.04
Agricultural classification	Urban
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	<b>✓</b>
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<b>✓</b>
Overlaps Minerals Safeguard	ed 🗸
Overlaps Minerals Safeguarded 100	)m 🗸

#### **Conclusions**

Issues and Options Summary

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

Site affects others?

Sustainability summary

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

Summary of reps

Statutory

Combined Authority (Metro)

Green Sites outside the Core Public Transport Network

Table 1 below contains sites that are classified as 'Sites which have potential to be allocated for housing' but fall outside 400m of the current core bus network. Consideration needs to be given to if these sites would be able to meet the LDF public transport accessibility requirements should housing be brought forward. Significant developer contributions will be required at these sites to improve the public transport to meet the council LDF accessibility policies; particularly in the larger sites should these be brought forward for development. These include SHLAA ref: 2062, 1032, 1046, 1017 & 1055.

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

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

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

Comments on phasing

**DPP Allocation** 

Identified housing site

DPP Allocation Conclusion

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

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

#### **Site Characteristics**

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Dwellings

Agriculture

Other land uses - None

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

Description

#### **Greenbelt Assessment**

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

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

#### 2. Prevent neighbouring towns from merging

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

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

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

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

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

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

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

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

**Ecology support** 

Supported

Supported

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

## **SHLAA** conclusions Availability: Short (=<5 yrs) Suitability: LDF to determine Achievability: Longterm (11+yrs) Summary of infrastructure provider comments **LCC Highways Comments** Rank (1-5) Public transport accessibility comments 15% of the site has access to 4 buses per hour. 20% of the site is within the accessibility zone for primary education, 15% to 3 primary health and 30% to secondary education. Access comments Access available from Topcliffe Lane (through industrial estate or fom eastern part of site) 3 Local network comments Likely to require off-site mitigation and cumulative impacts 4 Total score Mitigation measures Must have pedestrian connections to north and west of site 10 Highways site support yes with mitigation Contingent on other sites could combine with 3120, 1285 1279 & 3069 Contingent on other sites could combine with 3120, 1285 1279 & 3069 **Highways Agency** Network Status **Impact** Likely to require significant physical mitigation **Network Rail** Yorkshire Water Treatment Works Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study. **Environment Agency** Constraints FZ1 over 1 ha. See comments in main text of our response. LCC

#### **Outer South West**

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

Education comments

Flood Risk

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

## **Utilities**Gas

Electric

Fire and Rescue

Telecoms

#### Other

English Heritage

Natural England

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

App Number Proposal Decision % of site

#### Spatial relationships

## **UDP Designations**

N32 Greenbelt 98.85 % overlap N34 PAS 0.00 **RL1 Rural Land** 0.00 0.00 N1 Greenspace N1A Allotments 0.00 N5 Open Space 0.00 N6 Playing Pitch 0.00 N8 Urban Green Corridor 0.00 CC Shopping Quarter 0.00 **UDP City Centre** 0.00 S2S6 Town Centre 0.00 Proposed Local Centre 0.00 Overlaps N37 SLA

## **Core Strategy**

Main Urban Area	0.00	% overlap
Major Settlement	1.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>V</b>	

## **Regeneration Areas**

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

## Other Spatial Relationship

Sch. Ancient Mon.

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

0.00

Nearest train station		Morley
Nearest train station distance	(m)	1128.19
Nearest bus s	top	7850
Nearest bus stop distance	(m)	450.35
Agricultural classifica	tion C	Grade 3
Overlaps S	SSI	
Overlaps S	EGI	
Overlaps	LNA	
Overlaps I	LNR	
Overlaps Conservation A	rea	
Overlaps Listed Build	ding	
Overlaps Strat. Employment bu	ffer	
Overlaps Public Right of \	Vay	<b>✓</b>
Overlaps SFRA Flood Z	one	
Overlaps EA Flood Z	one	
Overlaps HSE Major Haz	ard	
Overlaps HSE Gas Pipe	line	
Overlaps Pot. Contamina	tion	<b>✓</b>
Overlaps Minerals Safeg	uarde	d
Overlaps Minerals Safeguarded	100r	n 🗌

#### Conclusions

Issues and Options Summary

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

Site affects others?

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

Sustainability summary

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

#### Summary of reps

Anti-development

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

#### Pro-development

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

#### Statutory

Combined Authority (Metro)

Red Sites outside the Core Public Transport Network

Table 3 below contains sites that are classified as 'Sites not considered suitable for allocation for housing' and fall outside 400m of the current core bus network. Consideration needs to be given to if this site would be able to meet the LDF public transport accessibility requirements should housing be brought forward. We agree that these sites would not be suitable for housing development.

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

#### Comments on phasing

DPP Allocation

Not proposed as housing allocation

**DPP Allocation Conclusion** 

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

Site	Det	tail	S

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

#### **Site Characteristics**

Site type Greenfield

On-site land uses

Agriculture

Manufacturing and Wholesale

Neighbouring land uses

Agriculture

Office

Dwellings

Other land uses - None

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

Description

## **Greenbelt Assessment**

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

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

## 2. Prevent neighbouring towns from merging

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

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

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

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

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

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

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

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

#### **SHLAA** conclusions

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

#### Summary of infrastructure provider comments

#### LCC Highways Comments

Public transport accessibility comments

15% of the site area within the accessibility zone for primary education, 15% for

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

3

Rank (1-5)

Access comments

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

3

Local network comments

Likely to require off-site mitigation and cumulative impacts

4

Mitigation measures

Must have pedestrian connections to north and west of site

10

Total score

Highways site support

yes with mitigation

Contingent on other sites

could combine with 3120, 1285 1279 & 3069

Contingent on other sites

could combine with 3120, 1285 1279 & 3069

#### **Highways Agency**

Impact Network Status

Likely to require significant physical mitigation

#### **Network Rail**

## Yorkshire Water

Treatment Works Knostrop

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

#### **Environment Agency**

Constraints

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

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

## Spatial relationships

## **UDP Designations**

N32 Greenbelt	99.62	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

## **Core Strategy**

Main Urban Area	0.00
Major Settlement	1.00
Minor Settlement	0.00
Overlaps Urban Extension	<b>~</b>

% overlap

## **Regeneration Areas**

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

## Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Morley
Nearest train station distance (m)	1384.93
Nearest bus stop	8422
Nearest bus stop distance (m)	485.48
Agricultural classification G	rade 3
Overlaps SSSI	
Overlaps SEGI	$\overline{\Box}$
Overlaps LNA	$\Box$
Overlaps LNR	
Overlaps Conservation Area	$\overline{\Box}$
Overlaps Listed Building	
Overlaps Strat. Employment buffer	<b>✓</b>
Overlaps Public Right of Way	<b>✓</b>
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	$\overline{\Box}$
Overlaps Pot. Contamination	<b>✓</b>
Overlaps Minerals Safeguarded	i
Overlaps Minerals Safeguarded 100m	

#### Conclusions

Issues and Options Summary

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

Site affects others?

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

#### Sustainability summary

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

#### Summary of reps

#### Pro-development

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

#### Anti-development

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

#### Statutory

Combined Authority (Metro)

Red Sites outside the Core Public Transport Network

Table 3 below contains sites that are classified as 'Sites not considered suitable for allocation for housing' and fall outside 400m of the current core bus network. Consideration needs to be given to if this site would be able to meet the LDF public transport accessibility requirements should housing be brought forward. We agree that these sites would not be suitable for housing development. Sites outside the Core Public Transport Network

Distance to Core Network (centre of site): 503; Buses per hour: 4; Access to primary schools: Yes; Access to secondary schools: Yes; Access to primary health: Yes

#### Comments on phasing

#### **DPP Allocation**

Not proposed as housing allocation

#### **DPP Allocation Conclusion**

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

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

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

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

#### **Site Characteristics**

Site type Greenfield

On-site land uses

Vacant land

Neighbouring land uses

Dwellings

Transport tracks and ways

Other land uses - None

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

Description

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

#### **Greenbelt Assessment**

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

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

#### 2. Prevent neighbouring towns from merging

_	
ould development lead to physical connection of settlements?	Yes
o features provide boundaries to contain the development?	No
palescence Conclusion No merging of settlements	

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

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

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

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

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

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

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

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

SHLAA conclusions					
Availability: Short (=	=<5 yrs)	Suitability:	LDF to determine	Achievability: Longterm (11+yrs)	
Summary of infra	structure provide	r comments			
LCC Highways Com	ments				
Public transport access	sibility comments				Rank (1-5)
The site has access to	2 buses per hour and li	es within the acco	essibility zone for primary	& secondary education, and primary health	3
Access comments		1			
Access via Long Thorp	e Road				5
Local network comme	nts	]			
Spare capacity but cur					4
Mitigation measures					Total score
					12
Highways site support		1			
yes		1			
		1			
Contingent on other si	tes				
Contingent on other si	tes				
Highways Agency					
Impact No material i	mpact Net	work Status	No objection		
	'				
Network Rail					
Yorkshire Water					
Treatment Works	Caldervale				
There is limited capac with Yorkshire Water's forthcoming AMP(6) v investment. It is partic account available sew	s Asset Management Pla vill run from April 2015 cularly important that si erage and WwTW capac	ins (AMP) to ensuito March 2020. Plates which represents.  It a develope	are the necessary infrastructure the necessary infrastructure that in a 10% or greater increase wants to bring a site for	nect to the public sewer system needs to be co acture and capacity can be provided to serve the d to ensure sites are brought forward in line wi ease in population served by the works should to ward before YW have completed any planned at would be determined by a developer funded	e site. The th YW's ake into
Environment Agend	;y				
Constraints					
FZ1 under 1 ha. See	comments in main text of	of our response.			
LCC					
Ecology support	Supported				
Supported					

## **Outer South West**

## 1029 Long Thorpe Lane (land off), Thorpe, Wakefield WF3 3BZ Ecology boundary **Education comments** Flood Risk Flood Zone 1. Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England **Planning History** Applications since 1/1/2009, covering more than 50% of the site **App Number Proposal** Decision % of site

## Spatial relationships

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

overlap

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

**~** 

Overlaps Urban Extension

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

## Other Spatial Relationship

LCC ownership %	0.00	
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## 1029 Long Thorpe Lane (land off), Thorpe, Wakefield WF3 3BZ

Nearest train station distance (m)	5067.05
Nearest bus stop	8631
Nearest bus stop distance (m)	37.73
Agricultural classification	Grade 2
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	
Overlaps Minerals Safeguardo	ed
Overlaps Minerals Safeguarded 100	)m

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

#### Conclusions

Issues and Options Summary

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

Site affects others?

No

Sustainability summary

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

## Summary of reps

Pro-development

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

#### Anti-development

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

#### Statutory

Combined Authority (Metro)

Green Sites outside the Core Public Transport Network

Table 1 below contains sites that are classified as 'Sites which have potential to be allocated for housing' but fall outside 400m of the current core bus network. Consideration needs to be given to if these sites would be able to meet the LDF public transport accessibility requirements should housing be brought forward. Significant developer contributions will be required at these sites to improve the public transport to meet the council LDF accessibility policies; particularly in the larger sites should these be brought forward for development. These include SHLAA ref: 2062, 1032, 1046, 1017 & 1055.

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

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

Distance to Core Network (centre of site): 957; Buses per hour: 12; Access to primary schools: Yes; Access to secondary schools: Yes' Access to primary health: Yes

Comments on phasing

**DPP Allocation** 

Preferred housing allocation

DPP Allocation Conclusion

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

#### 1032 Bradford Road (land off), East Ardsley WF3

Site Details			

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

#### **Site Characteristics**

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Residential institution

Other land uses - None

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

Description

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

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

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

Would development lead to/constitue ribbon development?	No
Would development result in an isolated development?	No
Is the site well connected to the built up area?	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 encroahment

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

**Encroachment Conclusion** 

### 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

#### 1032 Bradford Road (land off), East Ardsley WF3

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

maracteristics or openin	ess and permanence	
Protected Area of Search (	(PAS)	

#### **SHLAA** conclusions

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

#### Summary of infrastructure provider comments

#### LCC Highways Comments

Public transport accessibility comments

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

Rank (1-5)

Access comments

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

4

Local network comments

Potential cumulative impact with adjacent sites

4

Mitigation measures

To be assessed by way of TA

Total score

Highways site support

yes with mitigation

Contingent on other sites

Contingent on other sites

## Highways Agency

Impact | Minimal material impact | Network Status | No objection subject to satisfactory mitigation

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

## Network Rail

#### Yorkshire Water

Treatment Works

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

#### **Environment Agency**

Constraints

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

## **Outer South West**

## 1032 Bradford Road (land off), East Ardsley WF3

LCC	
Ecology support	Supported

Ecology boundary

Supported

**Education comments** 

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

Flood Risk

Flood Zone 1.

#### Utilities

Gas

Electric

Fire and Rescue

Telecoms

#### Other

English Heritage

Natural England

Planning History	Applications since 1/1/2009, covering more than 50% of the site			
App Number	Proposal	Decision	% of site	
13/05423/OT	Outline application for means of access from Bradford Road and to erect residential development	R	100	

## Spatial relationships

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

Core Strategy	

Main Urban Area	0.00	% overlap
		70 Overlap
Major Settlement		
Minor Settlement	1.00	
Overlaps Urban Extension	<b>✓</b>	

R	eq	en	ıer	at	ion	Ar	eas

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

## 1032 Bradford Road (land off), East Ardsley WF3

## Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Morley
Nearest train station distance (m)	4015.22
Nearest bus stop	9823
Nearest bus stop distance (m)	225.21
Agricultural classification	Grade 3b
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	✓
Overlaps Public Right of Way	<b>✓</b>
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	✓
Overlaps Minerals Safeguard	ed
Overlaps Minerals Safeguarded 100	m

#### 1032 Bradford Road (land off), East Ardsley WF3

#### Conclusions

Issues and Options Summary

The site is designated as Protected Area of Search (PAS) in the existing UDP, not within the Green Belt. There are no physical constraints with the site, it is flat with a road frontage.

Site affects others?

Sustainability summary

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

#### Summary of reps

pro

agri land is 3b. Low grade

con

will end up being a town not a village.

failure to co-ordinate with neighbouring authorities, relief from the built environment. With East Ardsley sited at the junction of two major motorways, M1 & M62, we feel we need some lungs, and green fields. This site is one of the last remaining green areas in our village. There are also public rights of way across these sites. need to also have more amenities, doctors, dentists, schools and a good public transport system. speed limit in area of 40mph is too high. A650 gets congested when accidents on M1/M62. Instead use 1260, 1067A, 1066 which will allow for less dense populated areas and make day to day living more pleasant, for people who live here and also for new residents to the area. If sites 1143B, 1143D, 1143F,2155, 1274, 1032, and 2128 are built on East Ardsley West Ardsley and Tingley will just become one built up area hemmed in by the M62. Not all of these are greenbelt sites but if the development is allowed the basic principal of having greenbelt in this area will be completely wrecked! In the case of this site specifically, access via New Lane would be impractical and potentially illegal as there is a footpath between this site and New Lane which must not be crossed by a road. New Lane is not capable of supporting any increase in the volume of traffic. The road surface is in very poor condition with a number of recurring potholes requiring regular attention. New Lane is already significantly narrowed by multiple vehicles parked on the roadside, this is already a hazard, hindering access for the emergency services to properties and people at the far end of New Lane.

Building work on the railway sidings in East Ardsley is still underway with still many more houses there to come which are not selling very well and progress is slow. Why build more when sites are still on going and not finished. Also on these sites we were promised a doctors surgery, a public house, a day care nursery, shops but haven't been given any of these only houses where people have no facilities and have to travel by car making the village busier for everything they need, e.g. shops, school, doctors.

Timber Tops, a property that resides on Forsythia Avenue is a prime example of this. It is a brown field site prime for development but has sat derelict since we moved here 7 Years ago.

I would also like to know what you will be doing about the Falls Lane Bridge in East Ardsley which is dangerous.

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

Statory

metro - Bradford Road (land off), East Ardsley

1032 WF3 G 13.48, distance to core network1278, no of buses an hour 4. accessible for primary school Yes accessible for secondary school Yes, accessible for health services Yes' Sites which have potential to be allocated for housing' but fall outside 400m of the current core bus network. Consideration needs to be given to if these sites would be able to meet the LDF public transport accessibility requirements should housing be brought forward. Significant developer contributions will be required at these sites to improve the public transport to meet the council LDF accessibility policies; particularly in the larger sites should these be brought forward for development. These include SHLAA ref: 2062, 1032, 1046, 1017 & 1055. Sites which fall marginally outside the 400m catchments and have high bus frequencies or are small sites low capacity are less of concern but are flagged up nonetheless. The table also includes accessibility assessments results to access other services and facilities within acceptable journey times on public transport.

Comments on phasing

**DPP Allocation** 

Safeguarded land (PAS)

DPP Allocation Conclusion

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

## 1038 Waterword Close (7a), Tingley WF3 1QL

Site Det	Site Details						
Easting	428815	Northing	425287	Site area ha	0.6	SP7	Smaller Settlement Infill
HMCA	Outer South	n West			Ward	Ardsley and	Robin Hood

#### **Site Characteristics**

Site type Greenfield

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	No

Description

## **Greenbelt Assessment - Not Required**

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

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

## 2. Prevent neighbouring towns from merging

Would development lead				
Do features provide bound				
Coalescence Conclusion	Coalescence Conclusion			

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

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

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

Site within/adjacent to			
Can development pres	Can development preserve this character?		
Character Conclusion			

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

## 1038 Waterword Close (7a), Tingley WF3 1QL **SHLAA** conclusions Availability: Short (=<5 yrs) Achievability: Medium (6-10yrs) Suitability: Suitable Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) 2buses per hour, 100% primary, 100% health, 100% secondary 3 Access comments access achievable onto Westerton Road 5 Local network comments Potential cumulative impact with adjacent sites 4 Total score Mitigation measures 12 Highways site support Contingent on other sites Contingent on other sites **Highways Agency** Impact No material impact **Network Status** No objection n/a **Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Supported **Ecology support** Supported Ecology boundary **Education comments**

## **Outer South West**

1038 Wate	erword Close (7a), Tingley WF3 1QL
Flood Risk	
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
Other	
English Heritage	
Natural England	
1	

Planning History	Applications since 1/1/2009, covering more than 50% of the site		
App Number	Proposal	Decision	% of site
12/01686/RM	Reserved Matters application for 14 houses, laying out of access road and associated landscaping	W	100
10/04762/OT	Outline application for residential development	AP	100
12/02974/RM	Reserved Matters application for 12 houses, laying out of access road and associated landscaping	A	99
13/02313/COND	Consent, agreement or approval required by conditions 2 and 3 of Planning Application 12/02974/RM	Α	99
11/04754/OT	Outline application for residential development	Α	100
13/9/00033/MOD	Reserved Matters application for 12 houses, laying out of access road and associated landscaping NON MATERIAL AMENDMENT to 12/02974/RM: Plot 3- footprint of house to be moved 1.5 metres into the plot away from the road. Plot 2- footprint for house to be moved 1.0 metres into the plot away from the road	M01	99

Spatial relationships
UDP Designations

## 1038 Waterword Close (7a), Tingley WF3 1QL

% overlap

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

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	1.00	
Overlaps Urban Extension	<b>~</b>	
Overlaps Urban Extension	<b>✓</b>	J

## Regeneration Areas

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

## Other Spatial Relationship

Other Spatial Relationship	
LCC ownership %	0.00
Nearest train station	Morley
Nearest train station distance (m)	3372.22
Nearest bus stop	9656
Nearest bus stop distance (m)	149.65
Agricultural classification Gr	ade 3
0 1 0001	
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<b>✓</b>
Overlaps Minerals Safeguarded	
Overlaps Minerals Safeguarded 100m	

## **Outer South West**

## 1038 Waterword Close (7a), Tingley WF3 1QL

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

Site Detai	ls
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Easting	432219	Northing	427351	Site area ha	1.9	SP7	Smaller Settlement Extension
HMCA	HMCA Outer South West		Ward	Ardsley and	Robin Hood		

#### **Site Characteristics**

Site type Greenfield

On-site land uses

**Unmanaged Forest** 

Neighbouring land uses

Dwellings

Agriculture

Transport tracks and ways

Other land uses - None

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

Description

#### **Greenbelt Assessment**

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

Would development lead to/constitue ribbon development	ent? 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 urb and the undeveloped land?	ban area No
Unrestricted Sprawl Conclusion Low potential to lead	I to unrestricted sprawl

### 2. Prevent neighbouring towns from merging

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

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

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

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

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

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

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

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

Site is well contained between the settlement and the motorway. Not considered to have significant impact on the green belt.

SHLAA conclusions				
Availability: Unknown	Suitability	: Unsuitable	Achievability: Uncertain	
Summary of infrastructure pro	vider comments			
LCC Highways Comments				
Public transport accessibility comments			Rai	nk (1-5)
Good accessibility				5
Access comments				
Access via existing private access road f	rom Thorpe Lower Lai	ne would need wi	dening but visibility looks ok	4
Local network comments				
Spare capacity				5
Mitigation measures			Tot	al score
Private access road from Thorpe Lower	Lane would need som	e improvements (		14
Highways site support yes with mitigation				
Contingent on other sites				
Contingent on other sites				
g				
Highways Agency	1	1		
Impact No material impact	Network Status	No objection		
Network Rail				
Yorkshire Water				
Treatment Works Lemonroyd				
ordinated with Yorkshire Water's Asset I site. The forthcoming AMP(6) will run f YW's investment. It is particularly imporinto account available sewerage and Wv	Management Plans (Å rom April 2015 to Mar tant that sites which i vTW capacity. If a dev	MP) to ensure the ch 2020. Phasing represent a 10% of the color wants to be the color wa	Int that will connect to the public sewer system needs to be connecessary infrastructure and capacity can be provided to series one method used to ensure sites are brought forward in linear greater increase in population served by the works should bring a site forward before YW have completed any planned the amount would be determined by a developer funded feasily	ve the ne with take
Environment Agency				
Constraints				

LCC	
Ecology support	Not supported
	. No site-based designations but this whole site is Lowland Mixed Deciduous Woodland UK Biodiversity Action Plan priority d forms a component of the screening and wildlife corridor which runs beside the M1. Probably will form part of the Leeds
Ecology boundary	
Education comments	
Flood Risk	
Mostly Flood Zone 1,	but Southern most 20% of the site is in Flood Zone 3A. The source is Throstle Carr Beck.
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
Other	
English Heritage	
Natural England	
Planning History	Applications since 1/1/2009, covering more than 50% of the site
App Number	Proposal Decision % of site

## Spatial relationships

<b>UDP Designations</b>		
N32 Greenbelt	99.90	% overlap
N34 PAS	0.00	·
RL1 Rural Land	0.00	
N1 Greenspace	99.43	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

## Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	1.00	
Overlaps Urban Extension	<b>~</b>	

## **Regeneration Areas**

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

Other Spatial Relations	ship
LCC ownership	% 0.55
Nearest train station	Woodlesford
Nearest train station distance (r	m) 4914.15
Nearest bus st	top 9329
Nearest bus stop distance (r	m) 263.02
Agricultural classificati	ion Grade 3
Overlaps SS	SSI
Overlaps SE	EGI 🗌
Overlaps Li	NA
Overlaps Li	NR
Overlaps Conservation Ar	rea
Overlaps Listed Buildi	ing
Overlaps Strat. Employment buff	fer
Overlaps Public Right of W	/ay
Overlaps SFRA Flood Zo	one
Overlaps EA Flood Zo	one
Overlaps HSE Major Haza	ard
Overlaps HSE Gas Pipeli	ine

Overlaps Pot. Contamination

Overlaps Minerals Safeguarded

Overlaps Minerals Safeguarded 100m

#### Conclusions

Issues and Options Summary

Green Belt site. The whole site is protected by a Tree Preservation Order. It is also designated in the existing UDP as N1 greenspace. See also greenspace section, page 37, question G9. Whilst the site is well contained in terms of Green Belt with the motorway to the west the site is sloping and has significant constraints.

Site affects others?

Sustainability summary

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

Summary of reps

pro As the location at the moment is not used as children's play area or does not seem of particular beauty or conservation this could be developed part and housing and part green area.

Statutory horpe Lower lane (Pylee House), Robin

1043 Hood WF3 3BQ R 1.87. distance to the core network 290, buses an hour 12, access to primary school Yes, access to secondary school Yes, access to health services Yes From a public transport perspective, these sites (in principle) would be acceptable for housing development. For the larger sites, site specific mitigation would be required but it is unlikely that substantial bus service provision would be required at these sites (based on the current public transport network).

Comments on phasing

**DPP Allocation** 

Not proposed as housing allocation

**DPP Allocation Conclusion** 

Green Belt site. The whole site is protected by a Tree Preservation Order. It is also designated in the existing UDP as N1 greenspace. See also greenspace section, page 37, question G9. Whilst the site is well contained in terms of Green Belt with the motorway to the west the site is sloping and has significant constraints.

## 1064A Bruntcliffe Road and Scott lane, Morley Leeds LS27

Site Details							
Site Details							
Easting	425153	Northing	427014	Site area ha	7.6	SP7	Major Settlement Infill
HMCA	Outer South	West			Ward	Morley Sou	ith
Site Char	acteristic	s					
Site type	Greenfield						
On-site land	uses						
Agriculture							
Neighbourin	g land uses						
Agriculture	Agriculture						
Manufacturing and Wholesale							
Transport tra	acks and wa	ays					
Other land uses							
Residential dwellings							
Topography	Topography Flat Landscape Limited Tree Cover						
Topography					•		Cover
Boundaries	Boundaries Existing well defined Road front Yes						
Description							

## **Greenbelt Assessment - Not Required**

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

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

## 2. Prevent neighbouring towns from merging

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

## 3. Assist in safeguarding the countryside from encroahment

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

Encroachment Conclusion

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

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

Character Conclusion

Overall Conclusion from assessment characteristics of openness and per	against all 4 purposes of green belt manence	and essential	
SHLAA conclusions			
Availability: Short (early)	Suitability: Suitable	Achievability: Uncertain	
Summary of infrastructure prov	ider comments		
LCC Highways Comments			
Public transport accessibility comments		Rank (	(1-
The site does not have access to 4buses Strategy standards for primary education	per hour but there are some services in t ,40% for secondary education and 30% for	the area. 40% of the site falls within the Core or health and 0% to employment.	
Access comments			
Access achievable onto A650		4	
Local network comments Cumulative impact issues with other near	by sites - congested area		
samulative impact issues with other near	by sixes tongested area	3	
Mitigation massures		Total s	sco
Mitigation measures  Local mitigation may be required			_
		9	
Support with mitigation  Contingent on other sites			
Contingent on other sites			
I Parkers A			
Highways Agency	Notwork Status		
Impact No objection subject to mitigation	Network Status		—
Network Rail			_
Yorkshire Water			
Freatment Works Knostrop			_
Knostrop High and Low level are large we evel. Development that will connect to the ensure the necessary infrastructure and compared to the ensure the necessary infrastructure and compared to the ensure that the ensure thas the ensure that the ensure that the ensure that the ensure tha	ne public sewer system needs to be co-ord capacity can be provided to serve the site. sure sites are brought forward in line with opulation served by the works should take	is capacity for significant development at Knostrop High and dinated with Yorkshire Water's Asset Management Plans (AMP The forthcoming AMP(6) will run from April 2015 to March YW's investment. It is particularly important that sites which into account available sewerage and WwTW capacity. If a approvements it may be possible for the developer to provide study.	)
Environment Agency	sou by a developer runded reasibility.	own,	
Constraints			
FZ1 over 1 ha. See comments in main to	out of our recognes		

#### 1064A Bruntcliffe Road and Scott lane, Morley Leeds LS27

LCC			
Ecology support	Supported		
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 D	esign	ations
-------	-------	--------

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

## **Core Strategy**

Main Urban Area	0.00
Major Settlement	1.00
Minor Settlement	0.00
Overlaps Urban Extension	<b>V</b>

% overlap

## **Regeneration Areas**

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

#### 1064A Bruntcliffe Road and Scott lane, Morley Leeds LS27

#### Other Spatial Relationship LCC ownership % 0.00 Nearest train station Morley Nearest train station distance (m) 2115.26 4435 Nearest bus stop Nearest bus stop distance (m) 220.02 Agricultural classification Grade 3a Overlaps SSSI Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps Conservation Area Overlaps Listed Building Overlaps Strat. Employment buffer Overlaps Public Right of Way **v** Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination **✓** Overlaps Minerals Safeguarded

Overlaps Minerals Safeguarded 100m

#### 1064A Bruntcliffe Road and Scott lane, Morley Leeds LS27

#### Conclusions

Issues and Options Summary

Site within the urban area. The adjacent site is in employment use. This site has been identified as a site to retain for employment (see page 33 of Issues & Options document).

Site affects others?

Sustainability summary

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

Summary of reps

Pro

masterplan submitted.

Sites 1064A, 3467. These sites are in the Morley urban area with suggested employment use but these may be suitable sites for a new primary school particularly if other housing developments proceed in the Bruntcliffe area.

There is particular difficulty with a group of sites on Bruntcliffe Road. A recent planning permission caused some confusion by deviating from UDP allocation boundaries; the boundaries, capacities and colour codes need sorting out. This group is made up of LDF sites 1064A red, 1064B green, 1281A lime green, 1281B green and 3467 amber. We have left these untouched.

lack of consultation with neighbouring authorities.

There is particular difficulty with a group of sites on Bruntcliffe Road. A recent planning permission caused some confusion by deviating from UDP allocation boundaries; the boundaries, capacities and colour codes need sorting out. This group is made up of LDF sites 1064A red, 1064B green, 1281A lime green, 1281B green and 3467 amber. We have left these untouched.

Use Spend Common Lane instead.

1064 behind Scholes Schools near Wood Lane should have been designated as an amber site, it is unsuitable for development as the site is bordered on three sides by GREENBELT and the development sets a precedent for encroachment towards the urban fringe. This land is highlighted in as a "strategic gap" in the East Leeds extension and the potential East Leeds Orbital Route.

Statutory Metro - Sites which have potential to be

allocated for housing' but fall outside 400m of the current core bus network.

Consideration needs to be given to if these sites would be able to meet the LDF

public transport accessibility requirements should housing be brought forward.

Significant developer contributions will be required at these sites to improve the

public transport to meet the council LDF accessibility policies; particularly in the

larger sites should these be brought forward for development. These include SHLAA

ref: 2062, 1032, 1046, 1017 & 1055.

Sites which fall marginally outside the 400m catchments and have high bus

frequencies or are small sites low capacity are less of concern but are flagged up

nonetheless

The table also includes accessibility assessments results to access other services

and facilities within acceptable journey times on public transport. Distance to the core network 414. 12 buses an hour. Accessible for primary and secondary schooling and healthcare.

Comments on phasing

**DPP Allocation** 

Not proposed as housing allocation

DPP Allocation Conclusion

Site within the urban area. The adjacent site is in employment use. This site has been identified as a site to retain for employment (see page 33 of Issues & Options document).

## 1064B Bruntcliffe Road and Scott lane, Morley Leeds LS27

Site Details							
Easting	425269	Northing	426829	Site area ha	1.3	SP7	Major Settlement Infill
HMCA	Outer South	n West			Ward	Morley Sou	uth
Site Cha	racteristi	cs					
Site type	Greenfield						
On-site lan	d uses						
Agriculture							
Neighbouri	ng land uses	3					
Agriculture							
Dwellings							
Transport tracks and ways							
Other land uses - None							

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

Description

## **Greenbelt Assessment - Not Required**

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

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

## 2. Prevent neighbouring towns from merging

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

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

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

Encroachment Conclusion

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

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

Character Conclusion

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

1064B Bruntcliffe Road and S	Scott lane, Morley Leeds LS27		
Overall Conclusion from assessment a characteristics of openness and perm		and essential	
SHLAA conclusions			
Availability: Short (early)	Suitability: Suitable	Achievability: Uncertain	
. , ,,	·	,	
Summary of infrastructure provide	der comments		
LCC Highways Comments			Donk (1 E
Public transport accessibility comments  The site does not have access to 4 buses to	per hour but there are some services in the	he area. 30% of the site falls within the Core	Rank (1-5
Strategy standards for employment, 100%			2
Access comments			
Requires access through 1064A			
			1
Local network comments			
cumulative impact issues with other nearby	sites - congested area		2
			3
Mitigation measures			Total scor
Local mitigation may be required			
Local mitigation may be required			6
Highways site support No support - requires access through 1064.	^		
100 support - requires access through 100-4.			
Contingent on other sites			
Yes - site 1064A			
Contingent on other sites			
Yes - site 1064A			
Highways Agency			
	letwork Status		
No objection subject to mitigation			
Network Rail			
Network Raii			
Yorkshire Water			
Treatment Works Knostrop			
level. Development that will connect to the ensure the necessary infrastructure and ca 2020. Phasing is one method used to ensure represent a 10% or greater increase in population.	public sewer system needs to be co-ording pacity can be provided to serve the site. The sites are brought forward in line with Youlation served by the works should take it fore YW have completed any planned imp	s capacity for significant development at Knostrop Hinated with Yorkshire Water's Asset Management Plai The forthcoming AMP(6) will run from April 2015 to W's investment. It is particularly important that sites into account available sewerage and WwTW capacity provements it may be possible for the developer to putudy.	ns (AMP) to March s which y. If a
Environment Agency	<u> </u>		
Environment Agency Constraints			

## **Outer South West**

1064B

# Ecology Support Ecology

Bruntcliffe Road and Scott lane, Morley Leeds LS27

Ecology boundary

**Education comments** 

Flood Risk Flood Zone 1

# **Utilities**Gas

Electric

Fire and Rescue

Telecoms

## Other

English Heritage

Natural England

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

Planning History	Applications since 1/1/2009, covering more than 50% of the site				
App Number	Proposal	Decision	% of site		
12/01332/OT	Outline application for residential development	Α	100		
13/01941/RM	173 houses with landscaping	Α	100		
14/01413/COND	Consent, agreement or approval required by conditions 5, 9, 10, 13, 17 and 23 of Planning Application 12/01332/OT		100		
13/05117/COND	Consent, agreement or approval requived by conditions 4, 8, 12, 13,14, 16, 22 and 26 of Planning Application 12/01332/OT	INT	100		
14/02160/COND	Consent, agreement or approval required by condition 6 of planning application 12/01332/OT	Α	100		

Spatial	relation	ıships
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**UDP Designations** 

**Core Strategy** 

## 1064B Bruntcliffe Road and Scott lane, Morley Leeds LS27

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

Main Urban A	Area	0.00	% overlap
Major Settler	nent	1.00	
Minor Settler	nent	0.00	
Overlaps Urban Exten	sion		

## Regeneration Areas

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

## Other Spatial Relationship

Other Spatial Relationship	þ
LCC ownership %	0.00
Nearest train station	Morley
Nearest train station distance (m)	2123.07
Nearest bus stop	1732
Nearest bus stop distance (m)	258.69
Agricultural classification	Grade 3a
Overlaps SSSI	
Overlaps SEGI	Ē
Overlaps LNA	Ħ
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	✓
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	$\overline{\Box}$
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<b>✓</b>
Overlaps Minerals Safeguarde	ed
Overlaps Minerals Safeguarded 100	m

#### 1064B Bruntcliffe Road and Scott lane, Morley Leeds LS27

#### Conclusions

Issues and Options Summary

This site is part of a recent planning permission (12/01332/OT) for residential development. The site will become 'lime green' when the plan is updated.

Site affects others?

Sustainability summary

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

Summary of reps

Pro

Con

lack of consutlation with neighbouring authorities. Maintain green buffer. The information relating to the capacity of sites 1281A, 1281B and 1064B in the Site Allocations Plan Volume 2: 10 Outer South West is incorrect and needs amending.

1281A - This is site ref 530 2300550 Bruntcliffe Road Morley 180 dwellings

1281B - Bruntcliffe Road, Morley 234 dwellings

1064B - Bruntcliffe Road and Scott Lane, Morley 11 dwellings

There appears to be an error in the capacity of these sites, which collectively form the site of an extant outline planning permission for 173 dwellings (12/01332/OT). A reserved matters application (Ref 13/01941/RM) for 173 dwellings is currently pending consideration.

The capacity is therefore 173 dwellings and not 425 dwellings, which is the combined capacity of these sites contained in Volume 2:10 of the Site Allocations Plan document.

This error needs rectifying in later versions of the Site Allocations Plan.

Statutory

metro - 'Sites which have potential to be

allocated for housing but fall outside 400m of the current core bus network.

Consideration needs to be given to if these sites would be able to meet the LDF

public transport accessibility requirements should housing be brought forward.

Significant developer contributions will be required at these sites to improve the

public transport to meet the council LDF accessibility policies; particularly in the

larger sites should these be brought forward for development. These include SHLAA

ref: 2062, 1032, 1046, 1017 & 1055.

Sites which fall marginally outside the 400m catchments and have high bus

frequencies or are small sites low capacity are less of concern but are flagged up

nonetheless.

The table also includes accessibility assessments results to access other services

and facilities within acceptable journey times on public transport.414m to the core network. 12 buses an hour. Accessible for primary and secondary schools and healthcare.

Comments on phasing

**DPP Allocation** 

Not proposed as housing allocation

DPP Allocation Conclusion

This site is part of a recent planning permission (12/01332/OT) for residential development. The site will become 'lime green' when the plan is updated.

## 1066 Royston Hill, Bradford Road & Orchard Close, East Ardsley WF3

Site Deta	Site Details							
Easting	430764	Northing	424792	Site area ha	3.7	SP7	Smaller Settlement Extension	
HMCA	Outer South	n West			Ward	Ardsley and Robin Hood		
Site Char	acteristic	cs						
Site type	Greenfield							
On-site land	duses							
Agriculture								
Neighbourin	ng land uses	,						
Agriculture								
Dwellings								
Other land uses - None								
Topograph	y Flat				Landscape	No Tree Cove	er	
Boundaries	Existing v	vell defined			Road front	No		

#### **Greenbelt Assessment**

Description

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

Would development lead to/constitue ribbon development?	1
Would development result in an isolated development?	
Is the site well connected to the built up area?	1
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

## 2. Prevent neighbouring towns from merging

	3	-		3		
١	Would development lead to physical connection of settlements?					
I	Do features provide boundaries to contain the development?					
(	Coalescence Conclusion				•	

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

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

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

	•	
Site within/adjacent to		
Can development pres		
Character Conclusion		

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

## 1066 Royston Hill, Bradford Road & Orchard Close, East Ardsley WF3

SHLAA conclusions				
Availability: Short (=<5 yrs)	Suitability:	LDF to determine	Achievability: Longterm (11+yrs)	
Summary of infrastructure provider	comments			
LCC Highways Comments				
Public transport accessibility comments				Rank (1-5)
100% 3buses per hour, 100% primary, does no	t meet other st	andards		3
Access comments				
no suitable access				1
Local network comments				
potential cumulative imapct on local network				4
Mitigation measures				Total score
				8
Highways site support				
no				
Contingent on other sites				
Contingent on other sites				
Highways Agency Impact No material impact Netwo	ork Status with other sites	No objection  If site still included at nex	t sift assess as part of Dewsbury Road cluste	er.
Network Rail				
Yorkshire Water				
Treatment Works				
Environment Agency				
Constraints				
LCC				
Ecology support Supported				
Supported				
Ecology boundary				
Education comments				
Education comments				

# 1066 Royston Hill, Bradford Road & Orchard Close, East Ardsley WF3 Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England Applications since 1/1/2009, covering more than 50% of the site **Planning History App Number** % of site **Proposal** Decision

## 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		
Sch. Ancient Mon.	0.00	

Core Strategy	

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

% overlap

## **Regeneration Areas**

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

## Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Morley
Nearest train station distance (m)	5041.89
Nearest bus stop	7081
Nearest bus stop distance (m)	163.26

Agricultural classification Grade 2

## 1066 Royston Hill, Bradford Road & Orchard Close, East Ardsley WF3

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

**DPP Allocation Conclusion** 

#### 1066 Royston Hill, Bradford Road & Orchard Close, East Ardsley WF3

There is no road frontage to the site and therefore access to the site is not possible.

## Conclusions Issues and Options Summary There is no road frontage to the site and therefore access to the site is not possible. Site affects others? N/a Sustainability summary Summary of reps site should be amber Need to retain green buffer between housing areas Statutory Metro - Table 3 below contains sites that are classified as 'Sites not considered suitable for allocation for housing' and fall outside 400m of the current core bus network. Consideration needs to be given to if this site would be able to meet the LDF public transport accessibility requirements should housing be brought forward. We agree that these sites would not be suitable for housing development. 2268 distance to the core network. 4 buses an hour. Accessible for primary and secondary schools and healthcare. Comments on phasing DPP Allocation Not proposed as housing allocation

Site Details							
Easting	430179	Northing	424561	Site area ha	11.7	SP7	Smaller Settlement Extension
HMCA Outer South West			Ward	Ardsley and	Robin Hood		

## **Site Characteristics**

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Outdoor sport facility

Other land uses - None

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

Description

## **Greenbelt Assessment**

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

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

## 2. Prevent neighbouring towns from merging

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

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

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

Encroachment Conclusion Site performs an important role in safeguarding from encroachment

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

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

**Environment Agency** 

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

Constraints

## 1067A Woodhouse Lane and Pilden lane (site accessed from), East Ardsley WF3

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

Site is isolated from settlement and development would have a high potential to lead to further sprawl.

SHLAA conclusions					
Availability: Medium	(6-10yrs)	Suitability:	LDF to determine	Achievability	: Longterm (11+yrs)
Summary of infra	structure provi	der comments			
LCC Highways Comr	ments				
Public transport access					Rank (1-5)
Poor accessibility fails	all criteria				2
Access comments					
No suitable access					_ 1
Local network commer	nts				
Potential cumulative in	napct on local netwo	rk			4
Mitigation measures					Total score
Mittgation measures					7
Highways site support					
no		,			
Contingent on other sit	tes				
Contingent on other sit	tes				
Highways Agency					
Impact	1	Network Status			
No objection					
Network Rail					
Yorkshire Water					
Treatment Works	Caldervale				
with Yorkshire Water's forthcoming AMP(6) w investment. It is partic account available sewe	s Asset Management will run from April 20 cularly important tha erage and WwTW ca	Plans (AMP) to ensu 15 to March 2020. P t sites which represe pacity. If a develope	are the necessary infra hasing is one method ent a 10% or greater i er wants to bring a site	astructure and capacity can be used to ensure sites are brou ncrease in population served e forward before YW have cor	ystem needs to be co-ordinated be provided to serve the site. The ght forward in line with YW's by the works should take into mpleted any planned y a developer funded feasibility

LCC	
Ecology support	Supported with mitigation
Supported with mitig	pation to protect and enhance wildlife corridor function across the site.
Ecology boundary	
Education comments	
Flood Risk	
Flood Zone 1	
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
Other	
English Heritage	
Natural England	
Planning History	Applications since 1/1/2009, covering more than 50% of the site
App Number	Proposal Decision % of site

## Spatial relationships

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

## **Core Strategy**

Main Urban Area	0.00
Major Settlement	0.00
Minor Settlement	1.00
Overlaps Urban Extension	<b>~</b>

% overlap

## **Regeneration Areas**

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

## Other Spatial Relationship LCC ownership % 0.00 Nearest train station Morley Nearest train station distance (m) 4785.57 7081 Nearest bus stop Nearest bus stop distance (m) 474.43 Agricultural classification Grade 3 Overlaps SSSI Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps Conservation Area Overlaps Listed Building Overlaps Strat. Employment buffer Overlaps Public Right of Way **~** Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m

#### Conclusions

Issues and Options Summary

Green Belt site. The original SHLAA submission has been split in two. Site A is isolated and unrelated to settlement and would result in a significant encroachment into the Green Belt which could set a precedent for further unrestricted sprawl.

Site affects others?

Sustainability summary

Significant negative - community cohesion and greenfield site. Minor negative - access to health and leisure, ecology mitigation, greenhouse emissions and accessibility, pollution and local distinctiveness (site out of scale with settlement). Minor positiv

#### Summary of reps

Metro - Table 2 below contains sites that are classified as 'Sites which have potential but issues or not as favoured as green sites' but fall outside 400m of the current core bus network. Consideration needs to be given to if this site would be able to meet the LDF public transport accessibility requirements should housing be brought forward. We are be minded to recommend that these site were not prioritised for housing until other more accessible site have been considered.

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

nonetheless. Distance to the core network 1728m. 4 buses an hour. Accessible for primary and secondary schools and healthcare

Comments on phasing

**DPP Allocation** 

Not proposed as housing allocation

**DPP Allocation Conclusion** 

Green Belt site. The original SHLAA submission has been split in two. Site A is isolated and unrelated to settlement and would result in a significant encroachment into the Green Belt which could set a precedent for further unrestricted sprawl.

Site Details								
Easting	430179	Northing	424898	Site area ha		2	SP7	Smaller Settlement Extension
HMCA Outer South West					Ward	Ardsley and	Robin Hood	

## **Site Characteristics**

Site type Greenfield

On-site land uses

Vacant land

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

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

Description

#### **Greenbelt Assessment**

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

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

## 2. Prevent neighbouring towns from merging

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

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

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

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

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

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

 $Well \ connected \ to \ settlement. \ Trees \ line \ the \ boundary \ and \ contain \ the \ site, \ reducing \ potential \ for \ further \ sprawl.$ 

SHLAA conclusions					
Availability: Mediun	n (6-10yrs)	Suitability:	LDF to determine	Achievability: Longterm (11+yrs)	
Summary of infra	astructure provid	er comments			
LCC Highways Com					
Public transport acces	=				Rank (1-5)
The site has access to	3 buses per hour and	ok for other service	ces		4
Access comments					
No suitable access					1
Local network comme Potential cumulative ii		rk			
Potential cumulative ii	mpacet on local netwo	TK.			4
Mitigation measures					Total score
					9
Highways site support	t				
no		·			
Contingent on other s	ites				
Contingent on other s	itae				
History Assess	1				
Highways Agency Impact	N	etwork Status			
No objection	IV	etwork Status			
Network Rail					
Yorkshire Water	1				
Treatment Works	Caldervale				
with Yorkshire Water' forthcoming AMP(6) v investment. It is parti account available sew	s Asset Management F will run from April 201 cularly important that verage and WwTW cap	Plans (AMP) to ensi 5 to March 2020. P sites which represo acity. If a develope	ure the necessary infras Phasing is one method u ent a 10% or greater incer wants to bring a site	nnect to the public sewer system needs to be co- tructure and capacity can be provided to serve th sed to ensure sites are brought forward in line w crease in population served by the works should to forward before YW have completed any planned bunt would be determined by a developer funded	e site. The ith YW's take into
Environment Agen	су				
Constraints FZ1 over 1 ha. See co	omments in main text	of our response.			
LCC					
Ecology support	Supported with mitig		talon 6 months		
Supported with mitigate	ation to protect and er	nance wildlife corr	idor function across the	site.	

Ecology boundary **Education comments** 3078A+1072+3373A and C+1336+3456A+536+1143B, D and F+2155+1274+1032+1067B+1069+2128 +1258+3365 = 2685 houses generates 671 primary and 268.5 secondary children. 1x2FE and 1xFE primary school required. Flood Risk Flood Zone 1. Some field drainage to part of the site boundary. Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England **Planning History** Applications since 1/1/2009, covering more than 50% of the site **App Number Proposal** Decision % of site

## Spatial relationships

## **UDP Designations**

obi besignations		
N32 Greenbelt	99.92	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

## **Core Strategy**

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	1.00	
Overlaps Urban Extension	<b>✓</b>	

## **Regeneration Areas**

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

## Other Spatial Relationship

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

Nearest train station		Morley
Nearest train station distance (	(m)	4541.07
Nearest bus s	top	5832
Nearest bus stop distance (	(m)	210.01
Agricultural classificat	ion G	rade 3
Overlaps S	SSI	
Overlaps SI	EGI	
Overlaps L	.NA	
Overlaps L	.NR	
Overlaps Conservation A	rea	
Overlaps Listed Build	ing	
Overlaps Strat. Employment but	ffer	
Overlaps Public Right of V	Vay	
Overlaps SFRA Flood Zo	one	
Overlaps EA Flood Zo	one	
Overlaps HSE Major Haz	ard	
Overlaps HSE Gas Pipel	ine	Ī
Overlaps Pot. Contaminat	ion	
Overlaps Minerals Safegu	uarded	
Overlaps Minerals Safeguarded	100m	

#### Conclusions

Issues and Options Summary

Green Belt site. The original SHLAA submission has been split in two. Site B is located to the south of the existing residential area, and is well bounded by a tree line. Development would 'round off' the settlement. Highways concerns re suitable access.

Site affects others?

Would need road access through 3rd party land

Sustainability summary

Significant negative - greenfield site. Minor negative - access to health and ecology mitigation. Minor positive - greenhouse emissions, flood risk and accessibility.

#### Summary of reps

Pro

Issue over access onto A650. Close to main roads

Con

focus development in the main urban area

#### Statutory

CA - Table 2 below contains sites that are classified as 'Sites which have potential but issues or not as favoured as green sites' but fall outside 400m of the current core bus network. Consideration needs to be given to if this site would be able to meet the LDF public transport accessibility requirements should housing be brought forward. We are be minded to recommend that these site were not prioritised for housing until other more accessible site have been considered.

Sites which fall marginally outside the 400m catchments and have high bus

frequencies or are small low capacity sites are less of concern but are flagged up

nonetheless. 1728m from the core network, 4 buses an hour. Accessible for primary and secondary schools and healthcare

#### Comments on phasing

**DPP Allocation** 

Not proposed as housing allocation

#### **DPP Allocation Conclusion**

Green Belt site. The original SHLAA submission has been split in two. Site B is located to the south of the existing residential area, and is well bounded by a tree line. Development would 'round off' the settlement. Highways concerns re suitable access.

Site Details								
	Easting	430648	Northing	424502	Site area ha	0.8	SP7	Smaller Settlement Extension
HMCA Outer South West						Ward	Ardsley and	Robin Hood

## **Site Characteristics**

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Transport tracks and ways

Dwellings

Agriculture

Other land uses - None

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

Description

## **Greenbelt Assessment**

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

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

## 2. Prevent neighbouring towns from merging

Would development lead	Yes	
Do features provide boundaries to contain the development?		No
Coalescence Conclusion		

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

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

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

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

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

**Environment Agency** 

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

Constraints

## 1068 Stoney Lane, East Ardsley, Wakefield WF3

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

Site is well contained by roads on either side. Close to motorway and consequently relates poorly to settlement.

SHLAA conclusions					
Availability: Short (=	<5 yrs)	Suitability:	LDF to determine	Achievability:	Longterm (11+yrs)
Summary of infra	structure provi	der comments			
LCC Highways Comr	ments				
Public transport access	ibility comments				Rank (1-5)
The site has access to	3 buses per hour a	nd primary education	, does not meet other st	andards	3
Access comments					
No suitable access					1
Local network commer					
Small development unl	ikely to impact on I	ocal network			5
Mitigation measures					Total score
					9
Highways site support					
no					
Contingent on other sit	es				
Contingent on other sit	res				
Highways Agency			l		
Impact No material in	mpact	Network Status	No objection		
n/a Network Rail					
Notwork Kall					
Yorkshire Water					
Treatment Works	Caldervale				
with Yorkshire Water's forthcoming AMP(6) w investment. It is partic account available sewer	Asset Managemen ill run from April 20 ularly important tha erage and WwTW ca	t Plans (AMP) to ensu 115 to March 2020. P at sites which represe apacity. If a develope	ure the necessary infrast hasing is one method us ent a 10% or greater inc er wants to bring a site f	ructure and capacity can be sed to ensure sites are broug rease in population served b orward before YW have com	stem needs to be co-ordinated provided to serve the site. The ht forward in line with YW's y the works should take into pleted any planned a developer funded feasibility

LCC			
Ecology support	Supported with mitigation		
Supported with mitig	ation to protect and enhance wildlife corridor function across the	site.	
Ecology boundary			
Education comments			
Flood Risk			
Flood Zone 1. A coup	le of YW public sewers cross the site to the North.		
Utilities			
Gas			
Electric			
Fire and Rescue			
Telecoms			
Other			
English Heritage			
Natural England			
Planning History	Applications since 1/1/2009, covering more than 50% of the site		
App Number	Proposal	Decision	% of site

## Spatial relationships

## **UDP Designations**

N32 Greenbelt	99.69	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

## **Core Strategy**

Main Urban Area	0.00
Major Settlement	0.00
Minor Settlement	1.00
Overlaps Urban Extension	<b>~</b>

% overlap

## **Regeneration Areas**

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

## Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Morley
	5152.94
Nearest train station distance (m)	
Nearest bus stop	13659
Nearest bus stop distance (m)	128.90
Agricultural classification	Grade 2
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
· · · · · · · · · · · · · · · · · · ·	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<u></u>
Overlaps Minerals Safeguard	ed
Overlaps Minerals Safeguarded 100	)m

## Conclusions

Issues and Options Summary

Green Belt site. The site backs onto the motorway interchange roundabout, the slip road makes up the southern boundary. The site currently acts as a good buffer between the motorway and residential development. Highways concerns - no suitable access.

Site affects others?

No

Sustainability summary

Significant negative - greenfield site. Minor negative - access to health, greenspace, ecology mitigation and pollution. Minor positive - flood risk.

Summary of reps

Pro

Con

Statutory

CA - Table 3 below contains sites that are classified as 'Sites not considered suitable for

allocation for housing' and fall outside 400m of the current core bus network.

Consideration needs to be given to if this site would be able to meet the LDF public

transport accessibility requirements should housing be brought forward.

We agree that these sites would not be suitable for housing development. 2342m from the core network. 4 buses an hour. Accessible for primary and secondary schools and healthcare.

Comments on phasing

**DPP Allocation** 

Not proposed as housing allocation

**DPP Allocation Conclusion** 

Green Belt site. The site backs onto the motorway interchange roundabout, the slip road makes up the southern boundary. The site currently acts as a good buffer between the motorway and residential development. Highways concerns - no suitable access.

Site Deta	ails						
Easting	430357	Northing	424938	Site area ha	3.3	SP7	Smaller Settlement Extension
HMCA Outer South West			Ward	Ardsley and	Robin Hood		

## **Site Characteristics**

Site type Mixed

On-site land uses

Agriculture

Storage

Dwellings

Neighbouring land uses

Agriculture

Dwellings

Outdoor sport facility

Other land uses - None

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

Description

#### **Greenbelt Assessment**

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

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

## 2. Prevent neighbouring towns from merging

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

## 3. Assist in safeguarding the countryside from encroahment

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

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

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

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

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

Site has strong links to settlement and is well contained by tree lined boundaries reducing the potential for further sprawl.

SHLAA conclusions					
Availability: Short (=<5 yrs)	Suitability	: LDF to determine	Achievability:	Longterm (11+yrs)	
Summary of infrastructure prov	vider comments				
LCC Highways Comments					
Public transport accessibility comments					Rank (1-5)
All of the site has access to 3 buses per l falls within the Core Strategy standards f				% of the site	3
Access comments					
Tricky access from Bradford Road - busy	location, outside of b	bend, limited space fo	r right turn lane, small frontage		2
Local network comments					
Potential cumulative imapct on local netv	vork				4
Mitigation measures					Total score
					9
Highways site support					
no	*				
Contingent on other sites					
Contingent on other sites					
Highways Agency					
Impact No material impact	Network Status	No objection			
Potential for cumulative impact in combi	nation with other site	es. If site still included	d at next sift assess as part of D	Dewsbury Road cluste	r.
Network Rail					

## Yorkshire Water

Treatment Works Caldervale

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

## **Environment Agency**

Constraints

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

LCC			
Ecology support	Supported with mitigation		
Supported with mitig	gation to protect and enhance wildlife corridor f	function across the site.	
Ecology boundary			
Education comments	5		
Flood Risk			
Flood Zone 1.	•		
Utilities			
Gas			
Electric			
Fire and Rescue			
	'		
Telecoms			
Other			
English Heritage			
3 3			
Natural England			
Planning History	Applications since 1/1/2009, covering more that		
App Number	Proposal	Decision % of site	

## Spatial relationships

UDP Desi	ignations
----------	-----------

ODI Designations		
N32 Greenbelt	70.84	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

## **Core Strategy**

Main Urban Area	0.00
Major Settlement	0.00
Minor Settlement	1.00
Overlaps Urban Extension	<b>~</b>

% overlap

## **Regeneration Areas**

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

## Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Morley
Nearest train station distance (m)	4641.82
Nearest bus stop	9746
Nearest bus stop distance (m)	132.85
Agricultural classification	Grade 3
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<b>✓</b>
Overlaps Minerals Safeguard	ed
Overlaps Minerals Safeguarded 100	)m

#### **Outer South West**

#### 1069 Manor Farm, East Ardsley WF3

## Conclusions

Issues and Options Summary

Green Belt site. The site is well related to the existing settlement, fronting the main road and contained by a cricket ground to the south, limiting the potential for further sprawl. Highways concerns re access.

Site affects others?

Sustainability summary

Minor negative - employment and economic growth, access to health, part greenfield and brownfield site and ecology mitigation. Minor positive - access to greenspace, flood risk and transport network.

## Summary of reps

Pro

well related to the existing settlement. support but concern about infrastructure provision and access. Close to main road Con

Statutory Table 2 below contains sites that are classified as 'Sites which have potential but issues or not as favoured as green sites' but fall outside 400m of the current core bus network. Consideration needs to be given to if this site would be able to meet the LDF public transport accessibility requirements should housing be brought forward. We are be minded to recommend that these site were not prioritised for housing until other more accessible site have been considered.

Sites which fall marginally outside the 400m catchments and have high bus

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

Comments on phasing

**DPP Allocation** 

Not proposed as housing allocation

**DPP Allocation Conclusion** 

Green Belt site. The site is well related to the existing settlement, fronting the main road and contained by a cricket ground to the south, limiting the potential for further sprawl. Highways concerns re access.

## 1072 Dewsbury Road, Woodkirk WF12

Site Details			

Easting	427017	Northing	424989	Site area ha	1.6	SP7	Smaller Settlement Ex
HMCA	Outer South	n West			Ward	Morley Sout	h

#### **Site Characteristics**

Site type Greenfield

On-site land uses

Vacant land

Neighbouring land uses

Vacant land

Dwellings

Other land uses - None

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

Description

#### **Greenbelt Assessment**

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

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

## 2. Prevent neighbouring towns from merging

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

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

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

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

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

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

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

Site relates well to settlement. Natural boundaries to the rear contain the site reducing the potential for further sprawl.

#### 1072 Dewsbury Road, Woodkirk WF12

## **SHLAA** conclusions Availability: Short (=<5 yrs) Suitability: LDF to determine Achievability: Longterm (11+yrs) Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Meets Core Strategy standards with exception of health and local services 4 Access comments Site can only be accessed by way of site 3078 or 1135 3 Local network comments Potential cumlative impact with adjacent sites 4 Total score Mitigation measures As per site 3078 - Pedestrian crossing on Dewsbury Road, good pedestrian links in and thorugh the site, new signalised junction 11 Highways site support yes with mitigation Contingent on other sites MUST be combined with 3078 and or 1135 to achieve access Contingent on other sites MUST be combined with 3078 and or 1135 to achieve access **Highways Agency** Impact No material impact **Network Status** No objection Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of Dewsbury Road cluster. **Network Rail** Yorkshire Water

Caldervale Treatment Works

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

## **Environment Agency**

Constraints

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

LCC	
Ecology support	Supported
Supported	

## **Outer South West**

1072 Dewsbury Road, Woodkirk WF12 Ecology boundary **Education comments** 3078A+1072+3373A and C+1336+3456A+536+1143B, D and F+2155+1274+1032+1067B+1069+2128 +1258+3365 = 2685 houses generates 671 primary and 268.5 secondary children. 1x2FE and 1xFE primary school required. Flood Risk Flood Zone 1 Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England

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

App Number Proposal Decision % of site

## Spatial relationships

## **UDP Designations**

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

## **Core Strategy**

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

% overlap

## **Regeneration Areas**

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

## Other Spatial Relationship

## 1072 Dewsbury Road, Woodkirk WF12

Nearest train station		Morley
Nearest train station distance (	(m)	3118.34
Nearest bus st	top	7824
Nearest bus stop distance (	(m)	119.41
Agricultural classificat	ion G	rade 3
Overlaps S	SSI	
Overlaps SE	EGI	
Overlaps L	.NA	
Overlaps L	.NR	
Overlaps Conservation A	rea	
Overlaps Listed Build	ing	
Overlaps Strat. Employment buf	ffer	
Overlaps Public Right of W	Vay	
Overlaps SFRA Flood Zo	one	
Overlaps EA Flood Zo	one	
Overlaps HSE Major Haza	ard	
Overlaps HSE Gas Pipel	ine	$\bar{\sqcap}$
Overlaps Pot. Contaminat	ion	<b>✓</b>
Overlaps Minerals Safegu	ıarded	
Overlaps Minerals Safeguarded	100m	<b>V</b>

#### 1072 Dewsbury Road, Woodkirk WF12

## Conclusions

Issues and Options Summary

Green Belt site. Good flat site to the rear of residential area. Residential properties to the south and east boundaries. Northern boundary is raised above the site, offering a natural defensible boundary means the site is well contained.

Site affects others?

Neighbouring area of site 3078 which shares similair characteristics would be favourable to development aswell.

Sustainability summary

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

Summary of reps

Statutory WYCA - Table 4 below contains sites that are classified as 'Sites which have potential to be allocated for housing' and 'Sites which have potential but issues or not as favoured as green sites' that fall within 400m of the current core bus network.

Site specific mitigation would be required but it is unlikely that substantial bus service

provision would be required at these sites (based on the current public transport network)

From a public transport perspective, we would encourage the prioritisation of these

sites based on the proximity to the core public transport network and the bus service frequency levels. 91m to the core network. 4 buses an hour. Accessible to schooling and healthcare.

Comments on phasing

DPP Allocation

Not proposed as housing allocation

**DPP Allocation Conclusion** 

Green Belt site. Good flat site to the rear of residential area. Residential properties to the south and east boundaries. Northern boundary is raised above the site, offering a natural defensible boundary means the site is well contained.

## 1077 Old Lane - Nethertown Pig Farm, Drighlington BD11 1LU

Site Deta	ails						
Easting	423052	Northing	429410	Site area ha	1.3	SP7	Smaller Settlement Extension
HMCA	Outer South	n West			Ward	Morley Nort	th

## **Site Characteristics**

Site type Brownfield

On-site land uses

Other

Neighbouring land uses

Agriculture

Dwellings

Other land uses

Existing use - equestrian use and scrap yard

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

Description

well used site, appears to be a densely used scrap yard.

#### **Greenbelt Assessment**

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

•	•	
Would development lead to/cons	titue 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 unrestri		ted sprawl

#### 2. Prevent neighbouring towns from merging

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

## 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	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	in/adjacent to conservation area/listed building/historical features? No		
Can development pres	erve this character?		
Character Conclusion	No effect on the setting and special character of histor	ic features	

**Environment Agency** 

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

Constraints

## 1077 Old Lane - Nethertown Pig Farm, Drighlington BD11 1LU

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

Green Belt site. The site is brownfield (previously developed), surrounded by existing housing and roads bounding the site, so well contained and development would have limited impact on the Green Belt.

SHLAA conclusions				
Availability: Short (=<5 yrs)	Suitability:	: LDF to determine	Achievability: Longterm (11+yrs	3)
Summary of infrastructure	provider comments			
LCC Highways Comments				
Public transport accessibility comme	ents			Rank (1-5)
Meets Core Strategy standards with	exception of education			4
Access comments				
Access achievable from Old Lane w	ith some widening and pro	vision of new footways		4
Local network comments  Small development unlikely to impa	ct on local network			5
Mitigation measures				Total score
Widening of Old lane and provision	of new footways			13
Highways site support				1
yes with mitigation				
Contingent on other sites				
Contingent on other sites				
History Assessed				
Highways Agency Impact No material impact	Network Status	No objection		
1,			next sift assess as part of Morley/Gildersome/	Ardsley cluster.
Network Rail			, ,	
Yorkshire Water				
Treatment Works Knostrop				
level. Development that will connect ensure the necessary infrastructure 2020. Phasing is one method used represent a 10% or greater increas	et to the public sewer syste e and capacity can be provious to ensure sites are brought e in population served by toward before YW have comp	em needs to be co-ordinat ded to serve the site. The t forward in line with YW' the works should take into pleted any planned improv	apacity for significant development at Knostrop ed with Yorkshire Water's Asset Management e forthcoming AMP(6) will run from April 2015 s investment. It is particularly important that so account available sewerage and WwTW capa vements it may be possible for the developer thy.	Plans (AMP) to to March sites which acity. If a

# 1077 Old Lane - Nethertown Pig Farm, Drighlington BD11 1LU

LCC	
Ecology support	Supported
Supported	
Ecology boundary	
Education comments	
1200A+3378+3064+ primary school requir	3000+1332+2124+3003+333+1077+1344 = 1376 houses generates 344 primary and 138 secondary children. 1-1.5FE ed.
Flood Risk	
Flood Zone 1	
Utilities	
Gas	
Electric	
Electric	
Fire and Rescue	
Telecoms	
Telecoms	
Other	
English Heritage	
J	
Natural England	

Planning History	Applications since 1/1/2009, covering more than 50% of the site					
App Number	Proposal	Decision	% of site			
14/02539/OT	Outline application for residential development and means of access	w	93			

### Spatial relationships

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

Core Strategy		
Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	1.00	
Overlaps Urban Extension	<b>V</b>	

Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA		
Aire Valley RA	0.00	
West Leeds Gateway	0.00	
- 1		

### 1077 Old Lane - Nethertown Pig Farm, Drighlington BD11 1LU

# Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Morley
Nearest train station distance (m)	4123.89
Nearest bus stop	392
Nearest bus stop distance (m)	226.59
Agricultural classification C	Grade 3
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	□
Overlaps Pot. Contamination	✓
Overlaps Minerals Safeguarde	d
Overlaps Minerals Safeguarded 100r	n

### 1077 Old Lane - Nethertown Pig Farm, Drighlington BD11 1LU

### Conclusions

Issues and Options Summary

Green Belt site. The site is brownfield (previously developed), surrounded by existing housing and roads bounding the site, so well contained and development would have limited impact on the Green Belt.

Site affects others?

Sustainability summary

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

Summary of reps

Anti Why not refurbish the disused mill on Whitehall Road for housing instead of using green field sites?

Statutory WYCA - Table 4 below contains sites that are classified as 'Sites which have potential to be allocated for housing' and 'Sites which have potential but issues or not as favoured as green sites' that fall within 400m of the current core bus network.

Site specific mitigation would be required but it is unlikely that substantial bus service provision would be required at these sites (based on the current public transport

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

frequency levels 46m to the core network. 6 buses an hour. No access to primary school. Access to secondary and healthcare.

Comments on phasing

**DPP Allocation** 

Preferred housing allocation

**DPP Allocation Conclusion** 

Green Belt site. The site is brownfield (previously developed), surrounded by existing housing and roads bounding the site, so well contained and development would have limited impact on the Green Belt.

Site Deta	Site Details								
Easting	427109	Northing	430297	Site area ha	4.2	SP7	Main Urban Area Extension		
HMCA	Outer South	n West			Ward	Farnley and	Wortley		
Site Cha	racteristic	cs							
Site type	Site type Greenfield								
On-site land uses									
Agriculture									
Neighbouring land uses									
Dwellings									
Transport tracks and ways									
Other land uses - None									

Landscape No Tree Cover

Road front Yes

Description

Boundaries Poorly defined

Topography Flat

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

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

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

-

### 2. Prevent neighbouring towns from merging

Would development lead		
Do features provide bound		
Coalescence Conclusion		

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

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

Encroachment Conclusion

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

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

Character Conclusion

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

SHLAA conclusions					
Availability: Short (=<5	yrs)	Suitability:	LDF to determine	Achievability:	Medium (6-10yrs)
Summary of infrastr	ructure provider	comments			
LCC Highways Comme	nts				
Public transport accessibil	ity comments				Rank (1-5)
Good accessibilty					4
Access comments					
Access via existing estate	road				4
Local network comments					
Small scale development i	no impact				5
Mitigation measures					Total score
					13
Highways site support					
yes					
Contingent on other sites					
Contingent on other sites					
Highways Agency					
Impact No material impa	act Netv	vork Status	No objection		
n/a					
Network Rail					
Knostrop High and Low le level. Development that wensure the necessary infra 2020. Phasing is one met represent a 10% or great developer wants to bring contributions. The amount	vill connect to the pu astructure and capac hod used to ensure s er increase in popula a site forward before	blic sewer syster ity can be provid sites are brought ition served by the YW have compl	n needs to be co-ordinated to serve the site. The forward in line with YW'ne works should take into leted any planned improv	ed with Yorkshire Water's A e forthcoming AMP(6) will ris s investment. It is particula a account available sewerag vements it may be possible	opment at Knostrop High and Low Asset Management Plans (AMP) to Un from April 2015 to March In the sites which We and WwTW capacity. If a for the developer to provide
Environment Agency Constraints					
FZ2 & FZ3 runs through:	south of site. See co	mments in main	text of our response		
LCC					
Ecology support Su	pported				
Supported					

Ecology boundary

**Education comments** 

1096+1099A and B+ 2125+1282+1220A = 1248 houses generates 312 primary and 125 secondary children. 1x1.5FE primary school required. 6-7FE secondary school required across outer SW area.

Flood Risk

Part of site in the South is in Flood Zone 3A. Source is Farnley Wood Beck. There is a large public sewer (combined water) crossing the site. Known flooding problems further downstream.

Utilities
Gas
Electric
Fire and Rescue
Telecoms
Other
English Heritage
Natural England

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

App Number Proposal Decision % of site

### Spatial relationships

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

Core Strategy		
Main Urban Area	1.29	% overlap

Major Settlement 1.00
Minor Settlement 0.00
Overlaps Urban Extension

### **Regeneration Areas**

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

% overlap

### Other Spatial Relationship

LCC ownership %	0.00
Nearest train station C	ottingley
Nearest train station distance (m)	356.91
Nearest bus stop	10242
Nearest bus stop distance (m)	188.48
Agricultural classification Gr	ade 3
Overlaps SSSI	
Overlaps SEGI	$\overline{\Box}$
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	✓
Overlaps Public Right of Way	<b>✓</b>
Overlaps SFRA Flood Zone	<b>✓</b>
Overlaps EA Flood Zone	<b>✓</b>
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<b>✓</b>
Overlaps Minerals Safeguarded	
Overlaps Minerals Safeguarded 100m	

### Conclusions

Issues and Options Summary

Site is not within Green Belt but contained by the motorway to the north western boundary and residential to the south east. No Highways issues. Potential noise constraints from motorway will require mitigation.

Site affects others?

Sustainability summary

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

Summary of reps

Pro

Suitable and will create services

Anti

This small site is adjacent to other sites which, if developed together would remove the last green area in Churwell, loss of village character The local infrastructure cannot cope with additional development on this scale

Traffic congestion and noise from the motorway is particularly intrusive on this site

Cumulative impact/overdevelopment will create pressure on local services which are already inadequate. Unsuitable for this kind of building, Waste disposal cant cope.

Further house stock in this area would further devalue existing low housing prices.

Take new houses to north Leeds!

### WYCA

Amber Sites outside the Core Public Transport Network

Table 2 below contains sites that are classified as 'Sites which have potential but issues or not as favoured as green sites' but fall outside 400m of the current core bus network. Consideration needs to be given to if this site would be able to meet the LDF public transport accessibility requirements should housing be brought forward. We are be minded to recommend that these site were not prioritised for housing until other more accessible site have been considered. Sites which fall marginally outside the 400m catchments and have high bus frequencies or are small low capacity sites are less of concern but are flagged up nonetheless.

Distance to Core Network (Centre of site)

Buses Per Hour

Access to Primary Schools

Access to Secondary Schools

Access to Secondary Schools

Access to Secondary Schools

Access to Secondary Schools

Yes

Yes

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

Site is not within Green Belt but contained by the motorway to the north western boundary and residential to the south east. No Highways issues. Potential noise constraints from motorway will require mitigation.

### 1099A Hepworth Avenue (land at), Churwell LS27

Site Deta	Site Details							
Easting	426778	Northing	429733	Site area ha	9.9	SP7	Major Settlement Extension	
HMCA	Outer South	n West			Ward	Morley No	rth	
Site Char	acteristic	cs						
Site type	Greenfield							
On-site land	Luses							
Vacant land								
Neighbourin	g land uses	i						
Dwellings		,						
Transport tr	acks and wa	ays						
Other land uses - None								
Topograph	y Sloping				Landscape	Limited Tree	Cover	
Boundaries Poorly defined Ro					Road front	Yes		

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

Description

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

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

### 2. Prevent neighbouring towns from merging

•	 5	
Would development lead t		
Do features provide bound		
Coalescence Conclusion		

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

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

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

	• .	
Site within/adjacent to		
Can development preserve this character?		
Character Conclusion		

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

characteristics of openness and permanence

### 1099A Hepworth Avenue (land at), Churwell LS27

SHLAA conclusions						
Availability: Short (=	:<5 yrs)	Suitability:	LDF to determine	Achievability:	Medium (6-10yrs)	
Summary of infra	structure provider	comments				
LCC Highways Comi	ments					
Public transport access	sibility comments				Rank (1-	5)
Majority of site meets	Core Strategy standards	s with exception	of secondary education	n	4	
Access comments			- U 4000D			]
Difficult to achieve an	acceptable access withou	ut coming throug	gn site 1099B		3	
Local network commer	nts					
Potential cumulative in						
					3	
Mitigation measures					Total sco	re
May require mitigation	on Churwell Hill				10	
Highways site support						
yes with mitigation						
Contingent on other si	tes					
	vith 2125 and create two	access points				
Contingent on other si	tes					
	vith 2125 and create two	access points				
Highways Agency						
Impact	Netw	ork Status				
Likely to require signif	icant physical mitigation					
Network Rail						
	1					
Yorkshire Water						
Treatment Works	Knostrop					
level. Development the ensure the necessary i 2020. Phasing is one r represent a 10% or gr developer wants to bri	at will connect to the put infrastructure and capaci method used to ensure si reater increase in populat	blic sewer syster ity can be provid ites are brought tion served by the YW have compl	n needs to be co-ordin ed to serve the site. T forward in line with Y\ ne works should take in eted any planned impr	ated with Yorkshire Water's A The forthcoming AMP(6) will ru W's investment. It is particular into account available sewerage rovements it may be possible	rly important that sites which e and WwTW capacity. If a	
			,	-		
Environment Agenc	у					
Constraints						
FZ1 over 1 ha. See co	omments in main text of	our response.				
LCC						
Ecology support						

### **Outer South West**

### 1099A Hepworth Avenue (land at), Churwell LS27

Ecology boundary

Supported

**Education comments** 

1096+1099A and B+ 2125+1282+1220A = 1248 houses generates 312 primary and 125 secondary children. 1x1.5FE primary school required. 6-7FE secondary school required across outer SW area.

Flood Risk

Mostly Flood Zone 1, but parts of site along Western boundary at risk of flooding from adjacent Dean Beck. Known flooding problems further downstream.

### Utilities

Gas

Electric

Fire and Rescue

Telecoms

### Other

English Heritage

Natural England

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

**App Number Proposal** Decision % of site

### Spatial relationships

# **UDP Designations**

% overlap

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

### **Core Strategy**

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

### **Regeneration Areas**

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

### Other Spatial Relationship

### 1099A Hepworth Avenue (land at), Churwell LS27

LCC ownership %	0.00
Nearest train station	Cottingley
Nearest train station distance (m)	693.81
Nearest bus stop	2924
Nearest bus stop distance (m)	448.81
Agricultural classification	Grade 3b
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	<b>✓</b>
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	
Overlaps Minerals Safeguard	ed
Overlaps Minerals Safeguarded 100	)m

### 1099A Hepworth Avenue (land at), Churwell LS27

### Conclusions

Issues and Options Summary

Site is not within Green Belt but contained by the motorway to the north western boundary and residential to the south east. No Highways issues. Potential noise constraints from motorway will require mitigation.

Site affects others?

Sustainability summary

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

### Summary of reps

Pro

Change suggested AMBER to GREEN, Links straight on to M621 bypassing Churwell and Cottingley

There are no constraints that prevent allocation of the site for development.

Anti

Amber to red, brownfield sites first. Overdevelopment. Revitalise empty properties instead. Take houses to north Leeds

Traffic /Congestion -The road infrastructure (Elland Road) will not accommodate more traffic at peak times. Since building Churwell New Village the bottom of Elland Road is very congested at peak times.

Noise from motorway

General infrastructure and local amenities - The plans should at least include provision for a new Primary school, High school, medical centre, church and shops. Without the infrastructure it would be untenable.

Greenbelt

Revitalise empty properties instead

Loss of greenspace

Impact on wild life

Coalescence. Churwell will become completely joined to Morl and loose village character

Many houses for sale

### WYCA

Amber Sites outside the Core Public Transport Network

Table 2 below contains sites that are classified as 'Sites which have potential but issues or not as favoured as green sites' but fall outside 400m of the current core bus network. Consideration needs to be given to if this site would be able to meet the LDF public transport accessibility requirements should housing be brought forward. We are be minded to recommend that these site were not prioritised for housing until other more accessible site have been considered. Sites which fall marginally outside the 400m catchments and have high bus frequencies or are small low capacity sites are less of concern but are flagged up nonetheless.

Distance to Core Network (Centre of site)

Buses Per Hour

Access to Primary Schools

Access to Secondary Schools

Access to Primary Health

415

11

Yes

Yes

Yes

Yes

Comments on phasing

**DPP Allocation** 

Not proposed as housing allocation

DPP Allocation Conclusion

Site is not within Green Belt but contained by the motorway to the north western boundary and residential to the south east. No Highways issues. Potential noise constraints from motorway will require mitigation.

### **Outer South West**

### 1099B Hepworth Avenue (land at), Churwell LS27

Site Details							
Easting	426981	Northing	430048	Site area ha	3.1	SP7	Major Settlement Extension
HMCA Outer South West		Ward	Morley Nor	th			

### **Site Characteristics**

Site type Greenfield

On-site land uses

Vacant land

Allotment and city farm

Neighbouring land uses

Dwellings

Transport tracks and ways

Allotment and city farm

Other land uses - None

Topog	aphy	Sloping	Landscape	Limited Tree Cover
Bound	aries	Partially well-defined	Road front	No

Description

# **Greenbelt Assessment - Not Required**

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

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

### 2. Prevent neighbouring towns from merging

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

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

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

Encroachment Conclusion

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

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

Character Conclusion

### **Outer South West**

Constraints

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

# 1099B Hepworth Avenue (land at), Churwell LS27 Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence SHLAA conclusions Availability: Short (=<5 yrs) Suitability: LDF to determine Achievability: Medium (6-10yrs) Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Majority of site meets Core Strategy standards with exception of secondary education 4 Access comments Single point of access off New Village Way - acceptable for up to 200 dwellings 4 Local network comments Potential cumulative impact on Churwell Hill 3 Total score Mitigation measures may require mitigation on Churwell Hill 11 Highways site support yes with mitigation Contingent on other sites potential to combine with 2125 and create two access points Contingent on other sites potential to combine with 2125 and create two access points **Highways Agency Network Status Impact** Likely to require significant physical mitigation **Network Rail** Yorkshire Water Treatment Works Knostrop Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study. **Environment Agency**

### 1099B Hepworth Avenue (land at), Churwell LS27

LCC

Ecology support Not supported

Not supported (RED). No designated sites but some valuable acidic grassland in east of the site and less valuable species-poor neutral grasslands alongside motorway.

Ecology boundary

Supported with mitigation if Red hatched areas are excluded and boundary amended as per drawing RM/1099. Mitigation will still be required to ensure impacts on adjacent habitats are addressed i.e. minimum 10 metre buffer alongside motorway planted with native shrubs and small trees.

### **Education comments**

1096+1099A and B+ 2125+1282+1220A = 1248 houses generates 312 primary and 125 secondary children. 1x1.5FE primary school required. 6-7FE secondary school required across outer SW area.

Flood Risk

Mostly Flood Zone 1, but parts of site along Western boundary at risk of flooding from adjacent Dean Beck. Known flooding problems further downstream. We have a record of Illegal fly tipping in beck.

Utilities
Gas
Electric
E: 15
Fire and Rescue
Telecoms
Other
English Heritage
Natural England
g.a.i.a

## **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		

### **Core Strategy**

Main Urban Area	0.00	% overlap
Major Settlement	1.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>V</b>	

### **Regeneration Areas**

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

# 1099B Hepworth Avenue (land at), Churwell LS27

Sch. Ancient Mon.	0.00

Other Spatial Relationshi	р
LCC ownership %	0.00
Nearest train station	Cottingley
Nearest train station distance (m)	403.72
Nearest bus stop	1507
Nearest bus stop distance (m)	393.08
Agricultural classification	Grade 3a
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	<b>✓</b>
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<b>✓</b>
Overlaps Minerals Safeguard	ed

Overlaps Minerals Safeguarded 100m

### 1099B Hepworth Avenue (land at), Churwell LS27

### Conclusions

Issues and Options Summary

Site is not within Green Belt but contained by the motorway to the northwestern boundary and residential to the south east. No Highways issues. Potential noise constraints from motorway - this will need further consideration at detailed design stage.

Site affects others?

Sustainability summary

Summary of reps

Pro

Persimmon Homes; Amber to green, site available and suitable. There are no constraints identified (noise, air quality etc) that cannot be appropriately mitigated or effectively designed out.

Better suited for housing

Amber to green, link straight onto M621 bypass.

Anti

Amber to Red. Use brownfield sites. No more farmland taken. Take houses to North Leeds

Motorway noise, increased traffic congestion is not safe for children, and at the bottom of Churwell Hill (Elland Road) at the roundabout Ring Road is gridlocked now

Poor public transport

Revitalise housing currently standing empty, rather than look to build on Greenfield area, It would be a great shame if Churwell Park were to be the only green space left in Churwell.

Pressure on local services; Local infrastucture already cannot cope. More housing will only make existing issues worse.

Coalescence; Morley is getting completely joined up to Leeds (Beeston area)

Impact on area character; Churwell has already doubled in size over the last few years - with no extra facilities - any further development will destroy the village identity - it's unacceptable.

Development would drive house prices down, Many houses are still for sale

Waste disposal cannot cope, sewage problems.

Loss of green area, quality of life will be affected. Is Morley to be totally devoid of any green, recreational land for people to enjoy? Churwell will become completely joined to Morley and loo village character

### WYCA

Amber Sites outside the Core Public Transport Network

Table 2 below contains sites that are classified as 'Sites which have potential but issues or not as favoured as green sites' but fall outside 400m of the current core bus network. Consideration needs to be given to if this site would be able to meet the LDF public transport accessibility requirements should housing be brought forward. We are be minded to recommend that these site were not prioritised for housing until other more accessible site have been considered. Sites which fall marginally outside the 400m catchments and have high bus frequencies or are small low capacity sites are less of concern but are flagged up nonetheless.

Distance to Core Network (Centre of site)

Buses Per Hour

Access to Primary Schools

Access to Secondary Schools

Access to Primary Health

415

11

Yes

Yes

Yes

Yes

Comments on phasing

DPP Allocation

Not proposed as housing allocation

**DPP Allocation Conclusion** 

Site is not within Green Belt but contained by the motorway to the northwestern boundary and residential to the south east. No Highways issues. Potential noise constraints from motorway - this will need further consideration at detailed design stage.

### 1112 Asquith Avenue/Gelderd Road (land off), Nepshaw Lane, Gildersome

Site Det	ails						
Easting	425163	Northing	428447	Site area ha	16.3	SP7	Smaller Settlement Infill
HMCA	Outer South	n West			Ward	Morley Nor	th
Site Cha	racteristic	cs					
Site type	Greenfield						
On-site lan	d uses						
Agriculture							
Dwellings							
Manufactu	ring and Who	olesale					
Neighbouri	ing land uses	3					
Agriculture	!						
Manufactu	ring and Who	olesale					
Unmanage	d Forest						
Other land	uses - None						

Topography	Undulating	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Descri	ntion
DESCH	ριισπ

### **Greenbelt Assessment - Not Required**

### 1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

### 2. Prevent neighbouring towns from merging

Would development lead	to physical connection of settlements?	
Do features provide bound	daries to contain the development?	
Coalescence Conclusion		

### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

### 4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	

Character Conclusion

# 1112 Asquith Avenue/Gelderd Road (land off), Nepshaw Lane, Gildersome Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence **SHLAA** conclusions Availability: Short (early) Suitability: Unsuitable Achievability: Medium (6-10yrs) Summary of infrastructure provider comments **LCC Highways Comments** Rank (1-5) Public transport accessibility comments The site meets the majority of the Core Strategy standards 4 Access comments An access could be achived from Asquith Avenue with the realignemnt of Nepshaw Lane, athough signals may be required - a 3 secondary access to Nepshaw Lane south should also be required Local network comments Potential cumulative impact with adjacent sites and local congestion 3 Total score Mitigation measures Signalised junction and local junction improvements 10 Highways site support yes with mitigation Contingent on other sites Contingent on other sites **Highways Agency** Impact Minimal material impact **Network Status** No objection subject to satisfactory mitigation Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of Morley/Gildersome cluster **Network Rail** Yorkshire Water Treatment Works Knostrop Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study. **Environment Agency** Constraints FZ1 over 1 ha. See comments in main text of our response.

### **Outer South West**

# LCC Ecology support Supported with mitigation Supported with mitigation to protect and enhance the wildife corridor function provided by the adjacent Clubbed Oaks and Dean Woods Local Nature Area (LNA). Retain a minimum 20 metre corridor adjacent to the woodland and allow it to revegetate naturally. Ecology boundary Education comments Flood Risk

downstream.

Utilities

Gas

Mostly Flood Zone 1, but parts of site along Western boundary at risk of flooding from adjacent Dean Beck. Known flooding problems further

Electric

Fire and Rescue

Telecoms Telecoms

Other
English Heritage

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number Proposal Decision % of site

12/02470/OT Outline application for proposed employment development for up to 92148 sq m of use classes B1(b) (Research and Development) and B1(c) (Light Industrial Uses), B2 (General Industrial Uses) and B8 (Storage and Distribution Uses), with two points of access off Gelderd Road and one point of access off Asquith Avenue

Spatial relationships	
LIDD Designations	Como Strotomi
UDP Designations	Core Strategy

### 1112 Asquith Avenue/Gelderd Road (land off), Nepshaw Lane, Gildersome

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Main Urban A	rea (	0.00	% overlap
Major Settlem	ent	1.00	
Minor Settlem	ent	1.00	
erlaps Urban Extens	sion		
	_		

# Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

# Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Morley
Nearest train station distance (m)	1833.36
Nearest bus stop	6449
Nearest bus stop distance (m)	451.19
Agricultural classification	Grade 3
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	<b>✓</b>
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	✓
Overlaps Public Right of Way	✓
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	$\overline{\Box}$
Overlaps Pot. Contamination	<b>✓</b>
Overlaps Minerals Safeguarde	ed
Overlaps Minerals Safeguarded 100	m

### 1112 Asquith Avenue/Gelderd Road (land off), Nepshaw Lane, Gildersome

### Conclusions

Issues and Options Summary

The site is a significant portion of a larger strategic employment allocation which is well located for this use. An application is currently pending for development of the larger employment allocation.

Site affects others?

Sustainability summary

Significant negative - employment and economic growth (part of strategic employment allocation) and greenfield site. Minor negative - access to health, ecology mitigation and pollution. Minor positive - access to schools, greenhouse emissions, flood risk

Summary of reps

More suitable than other sites, low impact on residents and traffic

Anti

Traffic congestion Pressure on local services Loss of greenspace/green corridor Brownfield site first

Schools full

**WYCA** 

Red Sites outside the Core Public Transport Network

Table 3 below contains sites that are classified as 'Sites not considered suitable for allocation for housing' and fall outside 400m of the current core bus network. Consideration needs to be given to if this site would be able to meet the LDF public transport accessibility requirements should housing be brought forward. We agree that these sites would not be suitable for housing development.

Distance to Core Network (Centre of site) Buses Per Hour Primary Health 404 1 Yes

Yes

Comments on phasing

**DPP Allocation** 

Not proposed as housing allocation

**DPP Allocation Conclusion** 

The site is a significant portion of a larger strategic employment allocation which is well located for this use. An application is currently pending for development of the larger employment allocation. Allocation changed to 'not preferred' following discussions with CIIr Gruen - site returning to employment allocation. RC 27/11/14

### 1126 Bradford Road (land at), Drighlington

Site Details							
Easting	423937	Northing	428271	Site area ha	0.8	SP7	Smaller Settlement Infill
HMCA	MCA Outer South West			Ward	Morley Nor	th	
Site Characteristics							
Site type	Greenfield						

Neighbouring land uses

Dwellings

On-site land uses
Agriculture

Residential institution

Other land uses - None

Topography	Sloping	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

### **Greenbelt Assessment - Not Required**

### 1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

### 2. Prevent neighbouring towns from merging

_		
Would development lead		
Do features provide bound	daries to contain the development?	
Coalescence Conclusion		

### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary			
Does the site provide acces	s to the countryside		
Does the site include local/			
Areas of protected/unprote			
Site includes Grade 1, Grad			
Does the site contain buildings			
Are these buildings used fo			
Encroachment Conclusion			

### 4. Preserve the setting and special character of historic towns

	• .	
Site within/adjacent to	conservation area/listed building/historical features?	
Can development pres	serve this character?	
Character Conclusion		

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

# 1126 Bradford Road (land at), Drighlington

SHLAA conclusions						
Availability: Short (=	<5 yrs)	Suitability:	LDF to determine	Achievability:	Medium (6-10yrs)	
Summary of infras	structure provider	comments				
LCC Highways Comm	nents					
Public transport accessi	bility comments				Rank (1	-5)
Meets Core Strategy sta	andards with exception	of local services			4	
Access comments						
Suitable access achieva	ble onto Bradford Rd				5	
Local network commen	ts					
Small development unli	kely to impact on local	network			5	
Mitigation measures					Total sc	ore
					14	
Highways site support						
yes						
Contingent on other site	es					
Contingent on other site	es					
Highways Agency						
Impact No material in	npact Netv	vork Status	No objection			
n/a			-			
Network Rail						
Knostrop High and Low level. Development tha ensure the necessary ir 2020. Phasing is one m represent a 10% or gre developer wants to brir contributions. The amo	t will connect to the punfrastructure and capace thod used to ensure seater increase in populang a site forward before bunt would be determine	blic sewer syster ity can be provid ites are brought tion served by the YW have compl	bulk of Leeds. There is capacity for meeds to be co-ordinated with Yed to serve the site. The forthcor forward in line with YW's investme works should take into account leted any planned improvements iter funded feasibility study.	orkshire Water's As ning AMP(6) will rur ent. It is particularly available sewerage	set Management Plans (AMP) n from April 2015 to March y important that sites which and WwTW capacity. If a	
Environment Agency Constraints						
FZ1 under 1 ha. See co	omments in main text o	of our response.				
LCC						
Ecology support	Supported					
Supported						

### **Outer South West**

1126	Bradford Road (land at), Drighlington
Ecology bou	dary
Education co	mments
Flood Risk	
Flood Zone	
Utilities	
Gas	
Electric	
Fire and Res	ue
Telecoms	
011	
Other English Herit	
Liigiisii Helii	·yo
National E	
Natural Engl	nd

Planning History	Applications since 1/1/2009, covering more than 50% of the site					
App Number	Proposal	Decision	% of site			
14/04515/COND	Consent, agreement or approval required by conditions 5, 10, 19, 20 and 21 of Planning Application 12/03346/OT	INT	100			
12/03346/OT	Outline application for residential development with means of access	Α	100			
14/03720/COND	Consent, agreement or approval required by conditions 4, 8, 9, 12, 13 and 15 of Planning Application 12/03346/OT	Α	100			
11/01716/OT	Outline Application for specialist care village including new access	A	94			
13/04985/RM	Reserved Matters Application for residential development	Α	100			

Spatial relationships	
UDP Designations	Core Strategy

# 1126 Bradford Road (land at), Drighlington

	1	
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

ın Area 0.00 % overlap	Main Urban Area
lement 0.00	Major Settlement
lement 1.00	Minor Settlement
tension	Overlaps Urban Extension

# Regeneration Areas

	Inner South RA	0.00	% overlap
	LB Corridor RA	0.00	
I	EASEL RA	0.00	
İ	Aire Valley RA	0.00	
Ī	West Leeds Gateway	0.00	

# Other Spatial Relationship

Other Spatial Relationship					
LCC ownership %	2.32				
No areat train station	Manlay				
Nearest train station	Morley				
Nearest train station distance (m)	3032.23				
Nearest bus stop	8417				
Nearest bus stop distance (m)	193.85				
Agricultural classification Gr	ade 3				
Overlaps SSSI					
Overlaps SEGI	H				
Overlaps LNA					
Overlaps LNR					
Overlaps Conservation Area					
Overlaps Listed Building					
Overlaps Strat. Employment buffer					
Overlaps Public Right of Way					
Overlaps SFRA Flood Zone					
Overlaps EA Flood Zone	$\Box$				
Overlaps HSE Major Hazard	П				
Overlaps HSE Gas Pipeline	Ī				
Overlaps Pot. Contamination	<b>✓</b>				
Overlaps Minerals Safeguarded					
Overlaps Minerals Safeguarded 100m					

### 1126 Bradford Road (land at), Drighlington

### Conclusions

Issues and Options Summary

Site within the existing settlement. Area of potential infill development on grazing land between recent residential development on one side and nursing home on the other. Suitable for residential development in principle.

Site affects others?

Sustainability summary

Significant negative - greenfield site and pollution. Minor negative - access to greenspace. Minor positive - access to schools and health, greenhouse emissions, flood risk, transport network and accessibility.

Summary of reps

Con - This site would not leave a definable boundary between Drighlington and Gildersome.

Statutory - WYCA Table 4 below contains sites that are classified as 'Sites which have potential to be allocated for housing' and 'Sites which have potential but issues or not as favoured as green sites' that fall within 400m of the current core bus network.

The sites in this list are supported for housing growth.

Site specific mitigation would be required but it is unlikely that substantial bus service provision would be required at these sites (based on the current public transport

From a public transport perspective, we would encourage the prioritisation of these sites based on the proximity to the core public transport network and the bus service

frequency levels. Distance to the core network 204m. 4 buses an hour. Accessible for primary and secondary schools and healthcare

Comments on phasing

**DPP Allocation** 

Identified housing site

**DPP Allocation Conclusion** 

Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted

Site Details							
Easting	427054	Northing	425167	Site area ha	4.1	SP7	Smaller Settlement Extension
HMCA Outer South West			Ward	Morley Sou	th		

### **Site Characteristics**

Site type Greenfield

On-site land uses

Vacant land

Neighbouring land uses

Agriculture

Derelict

Dwellings

Other land uses - None

Topograph	Flat	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description

### **Greenbelt Assessment**

### 1. Check the unresticted sprawl of large built up areas

### 2. Prevent neighbouring towns from merging

Would development lead	No
Do features provide boun	No
Coalescence Conclusion	undarv

### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	Yes
Does the site include local/national nature conservation areas (SSSIs	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	Yes
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	No

Encroachment Conclusion Site performs an important role in safeguarding from encroachment

### 4. Preserve the setting and special character of historic towns

Site within/adjacent to	conservation area/listed building/historical features?	No		
Can development pres	erve this character?			
Character Conclusion	No effect on the setting and special character of historic features			

# Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Site doesn't relate well to settlement. Would constitute ribbon development with 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

Meets Core Strategy standards with exception of health and local services

4

Access comments

Access achievable from Dewsbury Road - may require signals

4

Local network comments

Potential cumlative impact with adjacent sites

4

Mitigation measures

As per site 3078 - Pedestrian crossing on Dewsbury Road, good pedestrian links in and through the site, new signalised junction

Total score

Highways site support

yes with mitigation

Contingent on other sites

best linked with 3078 and 1072 for comprehensive access solution

Contingent on other sites

best linked with 3078 and 1072 for comprehensive access solution

### **Highways Agency**

Impact No material impact Network Status No objection

Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of Dewsbury Road cluster.

### **Network Rail**

### Yorkshire Water

Treatment Works Caldervale

There is limited capacity at Caldervale for new development. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

### **Environment Agency**

Constraints

FZ1 over 1 ha. See comments in main text of our response.

LCC	
Ecology support	Not supported
Not supported (RED	). No designated sites but woodland and scrub to west and east ends of the site.
Ecology boundary	
	pation if Red hatched areas are excluded and boundary amended as per drawing RM/1135. Mitigation will still be required to
ensure impacts on a	djacent habitat are addressed.
Education comments	
<u>Laacation comments</u>	
Flood Risk	
Flood Zone 1. Wood	kirk Beck runs under site in culvert.
Utilities	
Gas	
Oas	
Electric	
Fire and Rescue	
Telecoms	
Telecoms	
Other	
English Heritage	
Natural England	
ivaturai Englariu	
Planning History	Applications since 1/1/2009, covering more than 50% of the site
	Proposal Decision % of site
App Number	FIOPOSAI DECISION 70 OF SILE

### Spatial relationships

<b>UDP Designations</b>		
N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	73.23	
N6 Playing Pitch	1.01	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

# Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>V</b>	

% overlap

# **Regeneration Areas**

Inner South RA	0.00
LB Corridor RA	0.00
EASEL RA	0.00
Aire Valley RA	0.00
West Leeds Gateway	0.00

# Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Morley
Nearest train station distance (m)	2940.85
Nearest bus stop	9394
Nearest bus stop distance (m)	108.46
Agricultural classification	Urban
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<b>✓</b>
Overlaps Minerals Safeguard	ed 🗸
Overlaps Minerals Safeguarded 100	)m 🗸

### Conclusions

Issues and Options Summary

Green Belt site. Site is raised above surrounding development, steeply sloping and does not relate well to the existing settlement form. Development would result in linear development and set a precedent for further sprawl into Green Belt.

Site affects others?

Site may be used to provide for access to 3077.

Sustainability summary

Significant negative - greenfield site and ecology objection. Minor negative - access to health and greenspace. Minor positive - access to schools, greenhouse emissions, flood risk, transport network and accessibility.

Summary of reps

Statutory WYCA - Table 5 below contains sites that are classified as 'Sites not considered suitable for allocation for housing' that fall within 400m of the current core bus network.

From a public transport perspective, these sites (in principle) would be acceptable for

housing development. For the larger sites, site specific mitigation would be required

but it is unlikely that substantial bus service provision would be required at these

sites (based on the current public transport network). 128m to the core network. 4 buses an hour. Accessible for primary and secondary schools and healthcare.

Comments on phasing

**DPP Allocation** 

Not proposed as housing allocation

**DPP Allocation Conclusion** 

Green Belt site. Site is raised above surrounding development, steeply sloping and does not relate well to the existing settlement form. Development would result in linear development and set a precedent for further sprawl into Green Belt.

Dwellings

### 1143A Old Thorpe Lane (land at), Tingley WF3

Site Details							
Easting	428504	Northing	426353	Site area ha	7.2	SP7	Smaller Settlement Extension
HMCA	Outer South	n West			Ward Ardsley and Robin Hood		
Site Characteristics							
Site type Miyed							

On-site iailu uses	
Agriculture	
Other	

Neighbouring land uses
Agriculture

Dwellings
Transport tracks and ways

Other land uses

Equestrian Centre

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

### **Greenbelt Assessment**

### 1. Check the unresticted sprawl of large built up areas

1. Check the unlesticted sprawl of la	rge built up areas	
Would development lead to/constitue ribb	Yes	
Would development result in an isolated d	No	
Is the site well connected to the built up a	No	
Would development round off the settleme	No	
Is there a good existing barrier between the existing urban area and the undeveloped land?		Yes
Unrestricted Sprawl Conclusion Low potential to lead to unrestrict		ted sprawl

### 2. Prevent neighbouring towns from merging

Would development lead	Yes
Do features provide boun	No
Coalescence Conclusion	

### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas (SSSIs	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	Yes
Does the site contain buildings	Yes
Are these buildings used for agricultural purposes?	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 prese	erve this character?		
Character Conclusion No effect on the setting and special character of historic feature			ic features	

### 1143A Old Thorpe Lane (land at), Tingley WF3

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Would constitute ribbon development. Site does not relate well to settlement but is well contained reducing the potential for further sprawl.

SHLAA conclusions					
Availability: Short (=	<5 yrs)	Suitability:	LDF to determine	Achievability:	Longterm (11+yrs)
Summary of infra	structure provi	ider comments			
LCC Highways Comr					David (4.5)
Public transport access					Rank (1-5)
Mostly meets accessibi	ility standards				4
Access comments					
Requires access throug	gh other parts of sit	e 1143			3
Local network commer	nts				
Potential impacts at ne	eaby motorway jund	ctions			3
Mitigation measures					Total score
Potential for impact or	Strategic Road Ne	twork			10
Highways site support					
yes with mitigation					
Contingent on other si	tes				
Contingent on other sit	tes				
	l				
Highways Agency		Nietonali Ctaton			
Impact Likely to require signif		Network Status			
Likely to require signif	Tearit priysteat tilitig	411011			
Network Rail					
Yorkshire Water					
Treatment Works	Knostrop				
Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.					

### **Environment Agency**

Constraints

FZ1 over 1 ha. See comments in main text of our response.

# 1143A Old Thorpe Lane (land at), Tingley WF3

LCC			
Ecology support	Supported		
Supported			
Ecology boundary			
Education comments			
Flood Risk			
Flood Zone 1. YW pu	mping station within the site. Denshaw beck crosses the site.		
<b>Utilities</b> Gas			
Electric			
Fire and Rescue			
Telecoms			
Other English Heritage			
Natural England			
Planning History	Applications since 1/1/2009, covering more than 50% of the site		
App Number	Proposal	Decision	% of site

### Spatial relationships

UDP D	)esiç	gna	tions
-------	-------	-----	-------

N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

# **Core Strategy**

Main Urban Area	0.00
Major Settlement	0.00
Minor Settlement	1.00
Overlaps Urban Extension	<b>~</b>

% overlap

### **Regeneration Areas**

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

# Other Spatial Relationship

LCC ownership %	0.03
No areat train station	Manlay
Nearest train station	Morley
Nearest train station distance (m)	2332.94
Nearest bus stop	10891
Nearest bus stop distance (m)	286.35
Agricultural classification	Grade 3
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	<b>✓</b>
Overlaps Public Right of Way	<b>✓ ✓</b>
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<u></u>
Overlaps Minerals Safeguard	ed
Overlaps Minerals Safeguarded 100	)m

# Conclusions

Issues and Options Summary

Green Belt site. SHLAA site 1143 covers a significant area north of West Ardsley and has been split in six sections for the purposes of this assessment. Site A is the most northern part and extends up to the boundary with the motorway. It is not as well related to the existing settlement and its release would result in a ribbon development. The site is well contained between roads with little chance of further Green Belt sprawl. However, given its location development would be contingent on the release of site 1143B to link it to the settlement, and this would result in a substantial development.

Site affects others?

Sustainability summary

Minor negative - employment, economic growth, part greenfield and brownfield site and pollution. Minor positive - access to health, greenhouse emission, flood risk and accessibility.

#### Summary of reps

pro

con

highway safety on the A650. Concerns have also been raised by a resident about the air pollution levels which are significant in this vicinity near to the motorway and Tingley roundabout. Pollution levels should be thoroughly checked out in this area and around junction 41 before any further housing is built in either of these two locations.

Statutory

WYCA -Table 1 below contains sites that are classified as 'Sites which have potential to be

allocated for housing' but fall outside 400m of the current core bus network.

Consideration needs to be given to if these sites would be able to meet the LDF

public transport accessibility requirements should housing be brought forward.

Significant developer contributions will be required at these sites to improve the

public transport to meet the council LDF accessibility policies; particularly in the

larger sites should these be brought forward for development. These include SHLAA

ref: 2062, 1032, 1046, 1017 & 1055.

Sites which fall marginally outside the 400m catchments and have high bus

frequencies or are small sites low capacity are less of concern but are flagged up

nonetheless.

The table also includes accessibility assessments results to access other services

and facilities within acceptable journey times on public transport. 441m to the core network. 4 buses an hour. No access to primary schools. Access to secondary schools and healthcare.

# Comments on phasing

DPP Allocation

Not proposed as housing allocation

# **DPP Allocation Conclusion**

Green Belt site. SHLAA site 1143 covers a significant area north of West Ardsley and has been split in six sections for the purposes of this assessment. Site A is the most northern part and extends up to the boundary with the motorway. It is not as well related to the existing settlement and its release would result in a ribbon development. The site is well contained between roads with little chance of further Green Belt sprawl. However, given its location development would be contingent on the release of site 1143B to link it to the settlement, and this would result in a substantial development.

Site Deta	ails						
Easting	428796	Northing	426199	Site area ha	9.2	SP7	Smaller Settlement Extension
HMCA	Outer South	n West			Ward	Ward Ardsley and Robin Hood	

# **Site Characteristics**

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Outdoor sport facility

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Greenfield belt site. Greenfield

# **Greenbelt Assessment**

# 1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	No
Would development result in an isolated development?	No
Is the site well connected to the built up area?	Yes
Would development round off the settlement?	Partial
Is there a good existing barrier between the existing urban area and the undeveloped land?	No
Unrestricted Sprawl Conclusion Low potential to lead to unrestrict	cted sprawl

# 2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?		Yes
Do features provide bound	daries to contain the development?	No
Coalescence Conclusion	No merging of settlements	

# 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	Yes
Does the site include local/national nature conservation areas (SSSIs	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	Yes
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	No

Encroachment Conclusion Site does not perform an important role in safeguarding from encroachment

# 4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?		No	
Can development preserve this character?			
Character Conclusion No effect on the setting and special character of historic features			

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Well contained site with strong links to the settlement.

			-	
СНІ	ΔΔ	con	clus	ions

Availability: Short (=<5 yrs) Suitability: LDF to determine Achievability: Longterm (11+yrs)

# Summary of infrastructure provider comments

Various access points available off Bradford Rd and thorpe Lane

# LCC Highways Comments

Public transport accessibility comments

Mostly meets accessibility standards

Access comments

Rank (1-5)

Local network comments

Potential impacts at neaby motorway junctions

Total score

3

Mitigation measures

Potential for impact on Strategic Road Network

11

Highways site support

yes with mitigation

Contingent on other sites

Contingent on other sites

# **Highways Agency**

Impact Network Status

Likely to require significant physical mitigation

# **Network Rail**

# Yorkshire Water

Treatment Works Knostrop

Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

# **Environment Agency**

Constraints

FZ1 over 1 ha. See comments in main text of our response.

LCC	
Ecology support	Supported
Supported	
Ecology boundary	
Education comments	and C+1336+3456A+536+1143B, D and F+2155+1274+1032+1067B+1069+2128
+1258+3365 = 2685	houses generates 671 primary and 268.5 secondary children. 1x2FE and 1xFE primary school required.
Flood Risk	
Flood Zone 1. Two nu	umber YW rising mains located within the site.
Utilities Gas	
Electric	
Fire and Rescue	
Telecoms	
Other	
English Heritage	
Natural England	
Planning History	Applications since 1/1/2009, covering more than 50% of the site
App Number	Proposal Decision % of site

# Spatial relationships

UDP Designations		
N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.07	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

# Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	1.00	
Overlaps Urban Extension	<b>~</b>	

% overlap

# **Regeneration Areas**

Inner South RA	0.00
LB Corridor RA	0.00
EASEL RA	0.00
Aire Valley RA	0.00
West Leeds Gateway	0.00

# Other Spatial Relationship

LCC ownership %	0.07
Nearest train station	Morley
Nearest train station distance (m)	2643.86
Nearest bus stop	2610
Nearest bus stop distance (m)	201.08
Agricultural classification	Grade 3
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	П
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	<b>✓</b>
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<b>✓</b>
Overlaps Minerals Safeguarde	ed
Overlaps Minerals Safeguarded 100	m

# Conclusions

Issues and Options Summary

Green Belt site. SHLAA site 1143 covers a significant area north of West Ardsley and has been split in six sections for the purposes of this assessment. Site B has strong links to the settlement and is well contained by existing roads to the north and east, resulting in a low potential for further sprawl. The south eastern corner is designated as a Park and Ride site in the existing UDP.

Site affects others?

Sustainability summary

Significant negative - greenfield site. Minor negative - pollution. Minor positive - access to schools, flood risk and transport network.

Summary of reps

Pro

they have excellent highway links and will not have and major impact on current infrastructure

Con

biuld out existing planning permissions first.

proposals for the area need to be taken into account with Kirklees proposals for the Chidswell area.

The South Eastern corner of the site is used for the annual circus and is currently designated as Park and Ride in the UDP. Retention as Park and Ride would be preferable if we are to have any hope of improving public transport links in the area. An extension of the NGT system to Tingley would be welcome. We do not agree that these sites are the most suitable for housing, when the Tingley Station site, which does not lie within the Green Belt has been identified as an amber site. The Tingley Station site has far greater potential to be allocated for housing and deliver a large quantum of dwellings for the Outer South West area without the need for the loss of Green Belt land in this area.

Satutory - WYCA - Table 1 below contains sites that are classified as 'Sites which have potential to be allocated for housing' but fall outside 400m of the current core bus network. Consideration needs to be given to if these sites would be able to meet the LDF public transport accessibility requirements should housing be brought forward. Significant developer contributions will be required at these sites to improve the public transport to meet the council LDF accessibility policies; particularly in the larger sites should these be brought forward for development. These include SHLAA ref: 2062, 1032, 1046, 1017 & 1055.

Sites which fall marginally outside the 400m catchments and have high bus frequencies or are small sites low capacity are less of concern but are flagged up nonetheless.

The table also includes accessibility assessments results to access other services

and facilities within acceptable journey times on public transport. 441m to the core network. 4 buses an hour. No access to primary schools. Access to secondary schools and healthcare.

Comments on phasing

**DPP Allocation** 

Preferred housing allocation

**DPP Allocation Conclusion** 

Green Belt site. SHLAA site 1143 covers a significant area north of West Ardsley and has been split in six sections for the purposes of this assessment. Site B has strong links to the settlement and is well contained by existing roads to the north and east, resulting in a low potential for further sprawl. The south eastern corner is designated as a Park and Ride site in the existing UDP.

Site Deta	ails							
Easting	428722	Northing	426125	Site area ha	1.6	SP7	Smaller Settlement Extension	
HMCA	Outer South	n West			Ward	Ward Ardsley and Robin Hood		

# **Site Characteristics**

Site type Greenfield

On-site land uses

Outdoor sport facility

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

# **Greenbelt Assessment**

# 1. Check the unresticted sprawl of large built up areas

•	•	
Would development lead to/cons	titue ribbon development?	No
Would development result in an i	solated development?	No
Is the site well connected to the	built up area?	No
Would development round off the	e settlement?	No
Is there a good existing barrier b and the undeveloped land?	etween the existing urban area	No
Unrestricted Sprawl Conclusion	ted sprawl	

# 2. Prevent neighbouring towns from merging

_	
ould development lead to physical connection of settlements?	Yes
o features provide boundaries to contain the development?	No
palescence Conclusion No merging of settlements	

# 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas (SSSIs	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	Yes
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	No

Encroachment Conclusion | Site does not perform an important role in safeguarding from encroachment

# 4. Preserve the setting and special character of historic towns

	• .	
Site within/adjacent to	conservation area/listed building/historical features?	No
Can development pres	erve this character?	
Character Conclusion	No effect on the setting and special character of histor	ic features

# Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Well contained site with strong links to settlement.

SHLAA conclusions					
Availability: Short (=	:<5 yrs)	Suitability:	LDF to determine	Achievability: Long	gterm (11+yrs)
Summary of infra	structure provider	comments			
LCC Highways Com	ments				
Public transport access	sibility comments				Rank (1-5)
Mostly meets accessib	ility standards				
					4
Access comments					
Various access points	available off Bradford Rd	l			4
Local network commer	ote				
	eaby motorway junctions				
μ					3
Mitigation measures					Total score
	Strategic Road Network	(			
					11
Highways site support					
yes with mitigation					
Contingent on other si	tes				
Contingent on other si	tes				
Highways Agency					
Impact		ork Status			
Likely to require signif	icant physical mitigation				
Network Rail					
Yorkshire Water					
Treatment Works	Knostrop				
Knostrop High and Lov	w level are large works w	vhich serve the k	oulk of Leeds. There is ca	apacity for significant developmen	nt at Knostrop High and Low
level. Development that	at will connect to the pub	olic sewer syster	n needs to be co-ordinat	ed with Yorkshire Water's Asset	Management Plans (AMP) to
				e forthcoming AMP(6) will run from sinvestment. It is particularly im	
represent a 10% or gr	eater increase in populat	tion served by th	ne works should take into	account available sewerage and	I WwTW capacity. If a
	ing a site forward before nount would be determin			vements it may be possible for the	e developer to provide
		- 3 2, a acroiop	rodolomity stud	<i>J</i> ·	
Environment Agend	у				
Constraints  F71 over 1 ha See co	mments in main text of	OUR resnonse			
	- Inforts in mail text Of	our response.			
LCC					
Ecology support	Supported				
Supported					

# **Outer South West**

# 1143C Old Thorpe Lane (land at), Tingley WF3 Ecology boundary Education comments Flood Risk Flood Zone 1. YW rising main runs along Eastern boundary of the site. Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage

Applications since 1/1/2009, covering more than 50% of the site

# Spatial relationships

**Planning History** 

**App Number** 

<b>UDP Designations</b>		
N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	94.26	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

**Proposal** 

Core Strategy		
Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	1.00	
Overlaps Urban Extension		

Decision

% of site

Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	
west Leeus Gateway	0.00	

# Other Spatial Relationship

LCC ownership %	94.27
-----------------	-------

Nearest train station		Morley
Nearest train station distance (	m)	2648.16
Nearest bus st	ор	2610
Nearest bus stop distance (	m)	162.38
Agricultural classificati	ion Gr	rade 3
Overlaps SS	SSI	
Overlaps SE	GI	
Overlaps L	NA	
Overlaps L	NR	
Overlaps Conservation A	rea	
Overlaps Listed Build	ing	
Overlaps Strat. Employment buf	fer	<b>✓</b>
Overlaps Public Right of W	/ay	
Overlaps SFRA Flood Zo	ne	
Overlaps EA Flood Zo	ne	
Overlaps HSE Major Haza	ard	
Overlaps HSE Gas Pipel	ine	
Overlaps Pot. Contaminat	ion	<u>~</u>
Overlaps Minerals Safegu	arded	
Overlaps Minerals Safeguarded	100m	

# **Conclusions**

Issues and Options Summary

Green Belt site. SHLAA site 1143 covers a significant area north of West Ardsley and has been split in six sections for the purposes of this assessment. Site C is an existing playing pitch and designated as N1 greenspace in the existing UDP. Loss of greenspace would need to be considered through the greenspace review. See greenspace section, page 37, question G10. The site also has no road frontage so would need to be developed with 1143B.

Site affects others?

Sustainability summary

Significant negative - loss of greenspace, greenfield site. Minor negative - access to schools and health, community participation and pollution. Minor positive - greenhouse emissions, flood risk and accessibility.

Summary of reps

Pro

Two comments pro -Should be released for housing and would improve appearance of the area

Anti

Should be retained as green space.

No Statutory comment

Comments on phasing

**DPP Allocation** 

Not proposed as housing allocation

**DPP Allocation Conclusion** 

Green Belt site. SHLAA site 1143 covers a significant area north of West Ardsley and has been split in six sections for the purposes of this assessment. Site C is an existing playing pitch and designated as N1 greenspace in the existing UDP. Loss of greenspace would need to be considered through the greenspace review. See greenspace section, page 37, question G10. The site also has no road frontage so would need to be developed with 1143B.

Site Det	ails						
Easting	429226	Northing	426198	Site area ha	18.3	SP7	Smaller Settlement Extension
HMCA	Outer South	n West			Ward	Ardslev and	Robin Hood

# **Site Characteristics**

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Outdoor sport facility

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description

Greenbelt. Greenfield.

# **Greenbelt Assessment**

# 1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	No
Would development result in an isolated development?	No
Is the site well connected to the built up area?	Yes
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	No
Unrestricted Sprawl Conclusion	icted sprawl

# 2. Prevent neighbouring towns from merging

Would development lead	to physical connection of settlements?	Yes
Do features provide boundaries to contain the development?		No
Coalescence Conclusion	No merging of settlements	

# 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas (SSSIs	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	Yes
Does the site contain buildings	Yes
Are these buildings used for agricultural purposes?	Yes

Encroachment Conclusion Site does not perform an important role in safeguarding from encroachment

# 4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?		No	
Can development preserve this character?			
Character Conclusion	No effect on the setting and special character of historic features		

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Well contained site with strong links to the settlement.

#### **SHLAA** conclusions

Availability: Short (=<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) Just outside accessibility criteria 3 Access comments Various access points available off Bradford Rd and Thorpe Lane 4

Local network comments

Potential impacts at nearby motorway junctions 3

**Total score** 

Mitigation measures Potential for impact on Strategic Road Network 10

Highways site support yes with mitigation

Contingent on other sites

Contingent on other sites

# **Highways Agency**

**Network Status** Likely to require significant physical mitigation

# **Network Rail**

# Yorkshire Water

Treatment Works Knostrop

Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

# **Environment Agency**

Constraints

FZ1 over 1 ha. See comments in main text of our response.

LCC	
Ecology support	Supported
Supported	
Ecology boundary	
Education comments	
	and C+1336+3456A+536+1143B, D and F+2155+1274+1032+1067B+1069+2128 houses generates 671 primary and 268.5 secondary children. 1x2FE and 1xFE primary school required.
Flood Risk	
Flood Zone 1. Some f	field drainage within the site.
Utilities	
Gas	
Electric	
Electrical Description	
Fire and Rescue	
Telecoms	
Other	
English Heritage	
	o the s9outh of this area, is a Grade II Listed Building. ment proposals would need to ensure that those elements which contribute to the significance of these assets are not harmed.
Natural England	
ivaturai Erigiariu	
Planning History	Applications since 1/1/2009, covering more than 50% of the site
App Number	Proposal Decision % of site

# Spatial relationships

<b>UDP Designations</b>		
N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.01	
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		
Sch. Ancient Mon.	0.00	

Core Strategy	

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	1.00	
Overlaps Urban Extension	<b>V</b>	

Regeneration Areas	
Regeneration Areas	
ixegeneration Areas	

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationshi	p
LCC ownership %	0.02
Nearest train station	Morley
Nearest train station distance (m)	2958.61
Nearest bus stop	5885
Nearest bus stop distance (m)	304.03
Agricultural classification	Grade 3
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	✓
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	

Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m

# Conclusions

Issues and Options Summary

Green Belt site. SHLAA site 1143 covers a significant area north of West Ardsley and has been split in six sections for the purposes of this assessment. Site D is well related to the existing settlement and has a road frontage along the southern and western boundaries. The site is well contained as the motorway abuts the site from the north, consequently there is no opportunity for further sprawl into the Green Belt.

Site affects others?

Sustainability summary

Significant negative - loss of greenspace, greenfield site. Minor negative - access to schools and health and pollution. Minor positive - flood risk.

# Summary of reps

# Pro-development

- In terms of local services, there is a co-op approximately 500m further along the A650 and a newsagents, Post Office, Mini-Mart and hairdressers at the junction of Westerton Road and Haigh Moor Road approximately 1.1km away from the site. There are two pubs in the area, The Smithy is 1km away from the site and the White Bear 1.3km away. Further services can be found in Middleton. The closest Supermarkets are ASDA, 3.7km away and Sainsburys 3.8km away at the White Rose Centre.
- The closest doctors surgery is Leigh View Medical Practice located in Tingley 140m away from the site. This surgery also has an on-site pharmacy. Other doctors surgeries are located in Middleton and Morley. The closest dentists is Issacs, Robson and Associates which is located 1.3km away on the A650. Further dentists can be found in Middleton and Morley.
- Blackgates Primary School 300m from the site and Woodkirk Academy 1.9km away.
- There are excellent links to the motorway network as Junction 28 of the M62 is approximately 1100m away. There is a bus stop directly outside the site on the A650 Bradfrod Road where the following services can be accessed: 427 Wakefield Bus Station to Bradford Interchange every half an hour. Further west on Bradford Road, approximately 500m are more bus stops, with busses to more destinations including: 85 Bramley Shopping Centre to Morley Town Hall every hour. This service provides access to the White Rose Centre; 117 Overton Black Swan to Leeds City Bus Station via Wakefield Bus Station every hour (more at peak times).
- The nearest train station is 3km away in Morley. From here there are services to Leeds every 30 minutes, Huddersfield every hour and Manchester Victoria every hour.
- The site is close to the "Strategic Location for Jobs Growth (1000 + FTE jobs)" as identified in the draft Core Strategy which is approximately 1100m away at Junction 28 of the M62. This strategic area for obs growth needs to be matched with new housing in easily accessible locations. This site off Old Thorpe Lane can already access J28 of the M62 easily using regular local bus services, therefore this site provides an ideal location for housing growth. The Junction 41 Business Park is located 3km from the site at Junction 41 of the M1 motorway.
- Development would not lead to neighbouring towns merging into one another as this site is bounded to the west by the A654 Thorpe Lane, to the north by the M62 Motorway and to the east partly by residential development.

# Anti-development

- Most of the open frontages to Bradford Road and Westerton Road would be built on, removing open aspects and distant views
- the proposed green housing sites when taken together would definitely not be fair to West Ardsley and Tingley. No justification has been given as to why there is such a concentration here, nor any evidence of local need.
- The 13 green housing sites in Ardsley and Tingley seem to have been assessed individually rather than their cumulative impact. This impact is potentially very much greater when considered alongside Kirklees Council's proposals for the Chidswell area, and comes on top of the huge impact on West Ardsley of major housing development in the 1990s the estates now accessed by Lowry Road and Constable Road.
- Housing demand can be served by using the 21,000 planning permissions already granted and not yet built and returning the 12,000 empty homes in Leeds back into circulation.
- Appointments at the Leigh View Medical Practice usually necessitate a 3 week wait.
- A650 currently over used by traffic (A650 is a relief road for the M1 and M62 at times). Accidents on the M1/M62 occur frequently.
- The roads around East Ardsley and Westerton Primary schools are an obstacle course at school finishing times. Certain other spots are also a problem at times, for example the approach to the Esso filling station/Tesco store
- number of cars using Tingley roundabout and passing Blackgates school
- The Haigh Moor sites are part of a natural valley which is popular for recreational activities. The whole site is considered best treated as one, therefore if the largest part 3373B is not to be used for housing then the other parts of the site should be treated in a similar manner
- The site used by annual events and seasonal events would be eliminated from an area which requires open space for our young people to use and have access to.
- wil close the gap between Tingley and East Ardsley.
- bridging green gap between Ardsley & Robin Hood
- The Tingley Station site has far greater potential to be allocated for housing and deliver a large quantum of dwellings for the Outer South West area without the need for the loss of Green Belt land in this area.

#### Neutral

- Black Gates House, to the s9outh of this area, is a Grade II Listed Building. If allocated, development proposals would need to ensure that those elements which contribute to the significance of these assets are not harmed.

#### Statutory

Combined Authority (Metro)

Green Sites outside the Core Public Transport Network

Table 1 below contains sites that are classified as 'Sites which have potential to be allocated for housing' but fall outside 400m of the current core bus network. Consideration needs to be given to if these sites would be able to meet the LDF public transport accessibility requirements should housing be brought forward. Significant developer contributions will be required at these sites to improve the public transport to meet the council LDF accessibility policies; particularly in the larger sites should these be brought forward for development. These include SHLAA ref: 2062, 1032, 1046, 1017 & 1055.

Sites which fall marginally outside the 400m catchments and have high bus frequencies or are small sites low capacity are less of concern but

# **Outer South West**

# 1143D Old Thorpe Lane (land at), Tingley WF3

are flagged up nonetheless.

The table also includes accessibility assessments results to access other services and facilities within acceptable journey times on public transport.

Distance to Core Network (centre of site): 441; Buses per hour: 4; Access to primary schools: No; Access to secondary schools: Yes; Access to primary health: Yes

Comments on phasing

**DPP Allocation** 

Preferred housing allocation

**DPP Allocation Conclusion** 

Green Belt site. SHLAA site 1143 covers a significant area north of West Ardsley and has been split in six sections for the purposes of this assessment. Site D is well related to the existing settlement and has a road frontage along the southern and western boundaries. The site is well contained as the motorway abuts the site from the north, consequently there is no opportunity for further sprawl into the Green Belt.

Site Details								
Easting	429518	Northing	426110	Site area ha		5.1	SP7	Smaller Settlement Extension
HMCA	HMCA Outer South West			Ward	Ardsley and	Robin Hood		

# **Site Characteristics**

Site type Mixed

On-site land uses

Outdoor sport facility

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description

# **Greenbelt Assessment**

# 1. Check the unresticted sprawl of large built up areas

Would development lead to/cons	titue ribbon development?	No
Would development result in an i	No	
Is the site well connected to the	Yes	
Would development round off the	Partial	
Is there a good existing barrier b and the undeveloped land?	etween the existing urban area	No
Unrestricted Sprawl Conclusion	Low potential to lead to unrestric	ted sprawl

# 2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?		Yes	
Do features provide boundaries to contain the development?		No	
Coalescence Conclusion No merging of settlements			

# 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	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

	<b>.</b>	
Site within/adjacent to	conservation area/listed building/historical features?	No
Can development pres	erve this character?	
Character Conclusion	No effect on the setting and special character of histor	ic features

# Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Strong links to settlement, fairly well contained by motorway to north.

SHLAA conclusions		
Availability: Short (=	=<5 yrs) Suitability: LDF to determine Achievability: Longterm (11+y	vrs)
Summary of infra	astructure provider comments	
LCC Highways Comr Public transport access Just outside accessibili	sibility comments	Rank (1-5)
Access comments Requires access throug	gh other parts of site 1143	3
Local network commer Potential impacts at ne	nts eaby motorway junctions	3
Mitigation measures		Total score
Potential for impact on	n Strategic Road Network	9
Highways site support no		
Contingent on other sit	ites	
Contingent on other sit	ites	_
Highways Agency		
Impact	Network Status	
•	ficant physical mitigation	
Network Rail		
Yorkshire Water		
Treatment Works	Knostrop	
level. Development that ensure the necessary i 2020. Phasing is one n represent a 10% or gr developer wants to bri	w level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostr at will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Managemer infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 20 method used to ensure sites are brought forward in line with YW's investment. It is particularly important that reater increase in population served by the works should take into account available sewerage and WwTW caping a site forward before YW have completed any planned improvements it may be possible for the developed mount would be determined by a developer funded feasibility study.	nt Plans (AMP) to 15 to March t sites which pacity. If a
Environment Agenc Constraints	СУ	
	omments in main text of our response.	
LCC		
	Supported	

# **Outer South West**

# 1143E Old Thorpe Lane (land at), Tingley WF3

Education comments

Ecology boundary

Flood Risk

Flood Zone 1.

**Utilities** Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Planning History	Applications since 1/1/2009, covering more than 50% of the site

App Number	Proposal	Decision	% of site
10/03657/COND	Consent, agreement or approval required by condition 12, 13, 14 and 15 of Planning Application 23/295/04/FU	Α	99

# Spatial relationships

# **UDP Designations**

99.94	% overlap
0.00	
0.00	
0.00	
0.00	
0.00	
19.52	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
	0.00 0.00 0.00 0.00 19.52 0.00 0.00 0.00 0.00

# **Core Strategy**

0.00 % 0\	Main Urban Area
0.00	Major Settlement
1.00	Minor Settlement
<b>✓</b>	Overlaps Urban Extension

# **Regeneration Areas**

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

# Other Spatial Relationship

LCC ownership % 99.82

Nearest train station	Morley
Nearest train station distance (m)	3241.36
Nearest bus stop	4865
Nearest bus stop distance (m)	274.85
Agricultural classification Gr	ade 3
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<b>✓</b>
Overlaps Minerals Safeguarded	
Overlaps Minerals Safeguarded 100m	

# Conclusions

Issues and Options Summary

Green Belt site. SHLAA site 1143 covers a significant area north of West Ardsley and has been split in six sections for the purposes of this assessment. Site E is currently in use as a football ground and part of the playing field is protected being designated as N6 protected playing pitch in the existing UDP. Loss of greenspace would need to be considered through the greenspace review. See greenspace section, page 37, question G11.

Site affects others?

Sustainability summary

Significant negative - greenfield site and loss of greenspace. Minor negative - access to schools and health, community cohesion and pollution. Minor positive - flood risk.

## Summary of reps

Anti-development

- The above sites are all on the A650 route ex Junction 41 of M1 to tingley junction 28 M62. This road is extremely congested during daylight hours at present. Accidents on the M1/M62 occur frequently A650 is further congested. Speed limit at 40mph is dangerous.
- should be protected for playing fields
- tending to close the gap between Tingley and East Ardsley

Statutory

Sport England

Thorpe Lane, Tingley N6 allocation deletion.

Sport England's statutory role and our playing field policy will still apply on this playing field site. We would oppose its N6 allocation deletion as this would fail to recognise the site former use and current land use as playing fields/sport and recreation facilities.

The outer south west area has by far the worse deficiency in outdoor sport, something this site could help rectify. Regard has to be had to the evidence available and ensure if developed the outdoor sports facilities are replaced like for like in a suitable location.

Land no longer in use for sport is not an argument for its disposal to other uses. In Sport England's experience it is more likely this is down to the site owner closing the site off rather than lack of demand to make use of the playing field for sport.

Furthermore assessment on whether other open space typologies are more suitable is required before this is lost to housing development

Comments on phasing

**DPP Allocation** 

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. SHLAA site 1143 covers a significant area north of West Ardsley and has been split in six sections for the purposes of this assessment. Site E is currently in use as a football ground and part of the playing field is protected being designated as N6 protected playing pitch in the existing UDP. Loss of greenspace would need to be considered through the greenspace review. See greenspace section, page 37, question G11.

Site Deta	ails						
Easting	429762	Northing	426262	Site area ha	11.3	SP7	Smaller Settlement Extension
HMCA	Outer South West			Ward	Ward Ardsley and Robin Hood		

# **Site Characteristics**

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Transport tracks and ways

Other land uses - None

Topograp	ny Flat	Landscape	Limited Tree Cover
Boundari	s Partially well-defined	Road front	Yes

Description

# **Greenbelt Assessment**

# 1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	No	
Would development result in an isolated development?	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 are and the undeveloped land?	rea No	
Unrestricted Sprawl Conclusion Low potential to lead to un	restricted sprawl	

# 2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?		Yes
Do features provide boundaries to contain the development?		No
Coalescence Conclusion	No merging of settlements	

# 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas (SSSIs	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	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

Well contained site with good links to settlement.

#### **SHLAA** conclusions

Availability: Short (=<5 yrs) Suitability: LDF to determine Achievability: Longterm (11+yrs)

# Summary of infrastructure provider comments

# Public transport accessibility comments Public transport accessibility criteria Access comments Potential access to Common Lane (limited to site 200 if no link through to site 1143) Local network comments Potential impacts at nearby motorway junctions Attigation measures Attigation measures Potential for impact on Strategic Road Network

Highways site support

yes with mitigation

Contingent on other sites

Contingent on other sites

# **Highways Agency**

Impact Network Status

# **Network Rail**

# Yorkshire Water

Treatment Works Knostrop

10

Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

# **Environment Agency**

Constraints

FZ1 over 1 ha. See comments in main text of our response.

LCC	1
Ecology support	Supported
Supported	
Ecology boundary	
Education comments	
3078A+1072+3373A +1258+3365 = 2685	and C+1336+3456A+536+1143B, D and F+2155+1274+1032+1067B+1069+2128 bhouses generates 671 primary and 268.5 secondary children. 1x2FE and 1xFE primary school required.
Flood Risk	1
Flood Zone 1. Culvert	t crosses Souther corner of site.
Utilities	
Gas	
Electric	
Fire and Rescue	]
The did Resour	
Telecoms	
Other	
English Heritage	
3 3	
Natural England	]
3	
Planning History	Applications since 1/1/2009, covering more than 50% of the site
App Number	Proposal Decision % of site

# Spatial relationships

<b>UDP Designations</b>		
N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

# Core Strategy

	0.00	0,
Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	1.00	
Overlaps Urban Extension	<b>~</b>	
	1.00	

% overlap

# **Regeneration Areas**

Inner South RA	0.00
LB Corridor RA	0.00
EASEL RA	0.00
Aire Valley RA	0.00
West Leeds Gateway	0.00

# Other Spatial Relationship

LCC ownership % 0.0	00
Nearest train station Morl	ev
Nearest train station distance (m) 3351.	_
Nearest bus stop 848	84
Nearest bus stop distance (m) 225.2	24
Agricultural classification Grade 3	
Overlana SSSI	
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	
Overlaps Minerals Safeguarded	]
Overlaps Minerals Safeguarded 100m	]

# Conclusions

Issues and Options Summary

Green Belt site. SHLAA site 1143 covers a significant area north of West Ardsley and has been split in six sections for the purposes of this assessment. Site F is the most eastern part of the site and like the others is well contained by development to the south and the motorway, these boundaries reduce the potential for unrestricted sprawl. The site itself is well connected to the settlement but only has a small road frontage with the majority of the site set behind exiting properties.

Site affects others?

Sustainability summary

Significant negative - greenfield and loss of greenspace. Minor negative - access to schools and health, community cohesion and pollution. Minor positive - flood risk.

#### Summary of reps

Pro-development

- The proposed development would be contained by development to the south and the M62 to the north. These boundaries reduce the potential for unrestricted sprawl.
- In terms of local services, there is a Co-op, 500m away on the A650, and a Post Office 1.3km from the site. Further services can be found in Middleton. The closest large supermarket is Sainsburys 3.1km away at the White Rose Centre, Middleton where a wide range of shops and leisure facilities can also be found.
- With regard to health facilities, the closest doctors surgery is Leigh View Medical Practice, 600m away from the site. This surgery also has an on-site pharmacy. The closest dentists is Issacs, Robson and Associates which is located 1.1km away on the A650. Further doctors and dentists can be found in Middleton and Morley.
- In respect to education, the site is 1.2km away from East Ardsley Primary School and 2.3km away from Woodkirk Academy.
- There are excellent links to the motorway network as Junction 29 of the M62 and Junction 41 of the M1 is 2.4km away.
- There are bus stops on Common Lane, where the following services can be accessed: 481 Wakefield to Leeds (every hour); 117 Wakefield to Leeds via Ossett (every hour); 85 Bramley to Morley (5 services a day). There are also bus stops on Bradford Road where the following services can be accessed: 427 Wakefield to Bradford (every hour).
- The nearest train station is 3.2km away in Outwood. From here there are regular services to Leeds, Doncaster and Sheffield.
- The site is close to the "Strategic Location for Jobs Growth (1000 + FTE jobs)" as identified in the draft Core Strategy which is approximately 1.7km away at Junction 28 of the M62. This strategic area for jobs growth needs to be matched with new housing in easily accessible locations. The site off Old Thorpe Lane can already access J28 of the M62 easily using bus services available approximately 500m away from the site on Bradford road, therefore this site provides an ideal location for housing growth. Junction 41 of the M1 is also a key employment area, located 2.1km from the site. The White Rose Centre is a major employer in the area and has plans to expand, creating new jobs.

# Anti-development

- The A650 between the M62 JN28 at Tingley and the M1 JN41 at East Ardsley is already very busy and at peak times congested, particularly around the Tesco Express Service Station at East Ardsley.
- East Ardsley West Ardsley and Tingley will just become one built up area hemmed in by the M62
- has several drainage ditches on its boundary and across the middle, which take up excess water from the motorway and when it rains etc. this land also floods after heavy rain on the southern boundary.
- Common Lane has vehicles, in some places, parked on both sides of the road. I have to come out onto common Lane from The Grove and now it is hazardous without introducing the large amount of traffic these sites will generate.
- A650 congested. The roads around East Ardsley and Westerton Primary schools are an obstacle course at school finishing times. Certain other spots are also a problem at times, for example the approach to the Esso filling station/Tesco store.
- the medical practice at Leigh View does not seem to be coping with present demands. Although one can usually get a short appointment within a reasonable time, with a duty doctor, the waiting time for a longer appointment, particularly with a doctor of your choice, can be two weeks or more. Nor are there any NHS dental services in the immediate area

# Statutory

Combined Authority (Metro)

Amber Sites outside the Core Public Transport Network

Table 2 below contains sites that are classified as 'Sites which have potential but issues or not as favoured as green sites' but fall outside 400m of the current core bus network. Consideration needs to be given to if this site would be able to meet the LDF public transport accessibility requirements should housing be brought forward. We are be minded to recommend that these site were not prioritised for housing until other more accessible site have been considered. Sites which fall marginally outside the 400m catchments and have high bus frequencies or are small low capacity sites are less of concern but are flagged up nonetheless.

Distance to Core Network (centre of site): 825; Buses per hour: 19; Access to primary schools: No; Access to secondary schools: No; Access to primary health: Yes

Comments on phasing

**DPP Allocation** 

Not proposed as housing allocation

**DPP Allocation Conclusion** 

Green Belt site. SHLAA site 1143 covers a significant area north of West Ardsley and has been split in six sections for the purposes of this assessment. Site F is the most eastern part of the site and like the others is well contained by development to the south and the motorway, these boundaries reduce the potential for unrestricted sprawl. The site itself is well connected to the settlement but only has a small road

# **Outer South West**

# 1143F Old Thorpe Lane (land at), Tingley WF3

frontage with the majority of the site set behind exiting properties.

# 1166 Horsfall Street (land at), Churwell, Morley LS27

Easting	425660	Northing	428769	Site area ha	1	SP7	Major Settlement Infill	
HMCA	Outer South	n West			Ward	Morley No	rth	
Site Char	acteristic	re ·						
Site type								
On-site land								
Agriculture	<u> </u>							
Neighbourir	g land uses	;						
Agriculture								
Dwellings								
Other land (	ıses - None							
Topograph	y Flat				Landscape	Significant T	ree Cover	1
Boundaries	Poorly de	fined			Road front	No		

# **Greenbelt Assessment - Not Required**

# 1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

# 2. Prevent neighbouring towns from merging

Would development lead	to physical connection of settlements?	
Do features provide bound		
Coalescence Conclusion		<del>-</del>

# 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary	between site and urban area	
Does the site provide acces		
Does the site include local/		
Areas of protected/unprote		
Site includes Grade 1, Grad		
Does the site contain buildi		
Are these buildings used fo		
Encroachment Conclusion		

# 4. Preserve the setting and special character of historic towns

	•	
Site within/adjacent to	conservation area/listed building/historical features?	
Can development pres	erve this character?	
Character Conclusion		

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

# 1166 Horsfall Street (land at), Churwell, Morley LS27

Availability: Short (=<5 yrs) Suitability: Unsuitable Achievability: Uncertain  Summary of infrastructure provider comments  LCC Highways Comments Public transport accessibility comments  Good accessibility  5  Access comments No highway frontage  1  Local network comments Spare capacity but cumulative issues  Mittigation measures No highway frontage so no measures are suitable  Highways site support no
Public transport accessibility comments  Public transport accessibility  Sood accessibility  Access comments  No highway frontage  Local network comments  Spare capacity but cumulative issues  Mitigation measures  No highway frontage so no measures are suitable  Highways site support  no  Rank (1-5)  Spark (1-5)  Total score  1  Public transport accessibility  Spark (1-5)  Total score  9
Public transport accessibility  Sood accessibility  Access comments No highway frontage  Local network comments Spare capacity but cumulative issues  Mitigation measures No highway frontage so no measures are suitable  Highways site support no  Rank (1-5)  5  Access comments  Total score
Public transport accessibility  Sood accessibility  Access comments No highway frontage  Local network comments Spare capacity but cumulative issues  Mitigation measures No highway frontage so no measures are suitable  Highways site support no  Rank (1-5)  5  Access comments  Total score
Access comments No highway frontage  Local network comments Spare capacity but cumulative issues  Mitigation measures No highway frontage so no measures are suitable  Highways site support no
Access comments No highway frontage  Local network comments Spare capacity but cumulative issues  Mitigation measures No highway frontage so no measures are suitable  Highways site support no
No highway frontage  Local network comments  Spare capacity but cumulative issues  Mitigation measures  No highway frontage so no measures are suitable  Highways site support  no
Local network comments  Spare capacity but cumulative issues  Mitigation measures  No highway frontage so no measures are suitable  Highways site support  no
Spare capacity but cumulative issues  Mitigation measures No highway frontage so no measures are suitable  Highways site support no
Spare capacity but cumulative issues  Mitigation measures No highway frontage so no measures are suitable  Highways site support no
Mitigation measures  No highway frontage so no measures are suitable  Highways site support  no
No highway frontage so no measures are suitable  Highways site support no
No highway frontage so no measures are suitable  Highways site support no
Highways site support no
no
Contingent on other sites
Contingent on other sites
Highways Agency
Impact No material impact Network Status No objection
Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of Morley/Gildersome/Ardsley cluster.
Network Rail
Yorkshire Water
Treatment Works Knostrop
Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.
Environment Agency
Constraints
FZ1 over 1 ha. See comments in main text of our response.
LCC Ecology support Supported
Ecology support Supported Supported

# **Outer South West**

# 1166 Horsfall Street (land at), Churwell, Morley LS27

<del>-</del>
Ecology boundary
Education comments
Flood Risk
Flood Zone 1
Utilities
Gas
Electric
Fire and Rescue
THE driu rescue
Telecoms
Other
English Heritage
Natural England

Planning History	Applications since 1/1/2009, covering more than 50% of the site		
App Number	Proposal	Decision	% of site
13/00336/FU	Detached dwelling	W	100

# Spatial relationships

UDP Designations		
obr besignations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	0.00	% overlap
Major Settlement	1.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>V</b>	

.00	% overlap
.00	
.00	
.00	
.00	
.00	
•	.00

# Other Spatial Relationship

LCC ownership %	0.00
-----------------	------

# 1166 Horsfall Street (land at), Churwell, Morley LS27

Nearest train station	Morley
Nearest train station distance (	n) 1463.34
Nearest bus st	op 10523
Nearest bus stop distance (	n) 142.20
Agricultural classificati	on Urban
Overlaps SS	SI
Overlaps SE	GI
Overlaps LI	NA A
Overlaps LI	NR
Overlaps Conservation Ar	ea
Overlaps Listed Buildi	ng
Overlaps Strat. Employment buf	er 🗸
Overlaps Public Right of W	ay
Overlaps SFRA Flood Zo	ne
Overlaps EA Flood Zo	ne
Overlaps HSE Major Haza	rd
Overlaps HSE Gas Pipeli	ne
Overlaps Pot. Contaminati	on 🗸
Overlaps Minerals Safegu	arded
Overlaps Minerals Safeguarded	100m

# 1166 Horsfall Street (land at), Churwell, Morley LS27

# Conclusions

Issues and Options Summary

Triangular piece of land behind existing residential properties. No suitable access into site. Adjacent existing school. We are consulting Education on all sites and any comments received will be considered before making final decisions on sites (ie as to whether the site could be needed for expansion).

Site affects others?

Sustainability summary

Significant negative - greenfield site. Minor negative - pollution. Significant positive - greenhouse emissions and accessibility. Minor positive - access to schools, health and greenspace, and transport network.

# Summary of reps

**METRO** 

below contains sites that are classified as 'Sites not considered suitable for allocation for housing' that fall within 400m of the current core bus network. From a public transport perspective, these sites (in principle) would be acceptable for housing development. For the larger sites, site specific mitigation would be required but it is unlikely that substantial bus service provision would be required at these sites (based on the current public transport network)

R 1.04 168 4 Yes Yes Yes

PRO

None

ANTI

Site should be developed as a school not housing

Comments on phasing

**DPP Allocation** 

Not proposed as housing allocation

# **DPP Allocation Conclusion**

Triangular piece of land behind existing residential properties. No suitable access into site. Adjacent existing school. We are consulting Education on all sites and any comments received will be considered before making final decisions on sites (ie as to whether the site could be needed for expansion).

# 1171A Whitehall Road (south of) - Harpers Farm

Site Detail	S
-------------	---

Easting	425498	Northing	431242	Site area ha	6.3	SP7	Main Urban Area Extension
HMCA	Outer South West, Outer West		Ward	Farnley and	Wortley		

# **Site Characteristics**

Site type Mixed

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Manufacturing and Wholesale

Other land uses - None

Topogr	aphy	Sloping	Landscape	Limited Tree Cover
Bound	aries	Partially well-defined	Road front	Yes

Description

Mainly greenfield site, dwellings in the eastern section. Set between New Farnley and main urban area.

# **Greenbelt Assessment**

# 1. Check the unresticted sprawl of large built up areas

-		
Would development lead to/cons	titue ribbon development?	Yes
Would development result in an i	Yes	
Is the site well connected to the built up area?		No
Would development round off the	No	
Is there a good existing barrier b and the undeveloped land?	etween the existing urban area	No
Unrestricted Sprawl Conclusion	High potential to lead to unrestri	cted sprawl

# 2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?		No
Do features provide boundaries to contain the development?		Yes
Coalescence Conclusion	Coalescence/merging settlements	

# 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	Yes
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas (SSSIs	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	Yes
Does the site contain buildings	Yes
Are these buildings used for agricultural purposes?	No

Encroachment Conclusion Site performs an important role in safeguarding from encroachment

# 4. Preserve the setting and special character of historic towns

Site within/adjacent to	conservation area/listed building/historical features?	No	
Can development pres	erve this character?		
Character Conclusion	No effect on the setting and special character of histor		

# 1171A Whitehall Road (south of) - Harpers Farm

# Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Development of the site would fill the Green Belt gap between Farnley and the main urban area, leading to coalescence of the settlements. Release of the site would create ribbon development on along road frontage.

SHLAA conclusions					
Availability: Short (=	<5 yrs)	Suitability:	LDF to determine	Achievability: Longterm (11+yrs)	
Summary of infras	structure provider	comments			
LCC Highways Comn	nents				
Public transport access	ibility comments				Rank (1-5)
Good accessibility for e primary education	mployment and health	out only approxi	mately 50% of site wit	h adequate accessibility for secondary and	4
Access comments					
Good frontage with Wh	itehall Road but require	s roundabout or	r signalisation due to ir	dustrial site on other side of road	5
Local network commen					
Congestion on Outer Ri	ng Road and M621				3
Mitigation measures					Total score
Signalisation of access	junction and Ring Road	signals, possible	e mitigation for M621		12
Highways site support					
Yes with mitigation					
Contingent on other sit	es				
Contingent on other sit	es				
Highways Agency					
Impact	Netv	ork Status			
No objection subject to	mitigation				
Network Rail					
Yorkshire Water					
Treatment Works	Knostrop				

contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints
FZ1 over 1 ha. See comments in main text of our response.

Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide

LCC			
Ecology support	Supported		
Supported			
Ecology boundary			
Education comments			
Flood Risk			
Flood Zone 1. Large	pond adjacent.		
<b>Utilities</b> Gas			
GdS			
Electric			
Fire and Rescue			
Telecoms			
Other			
English Heritage			
Natural England			
Planning History	Applications since 1/1/2009, covering more than 50% of the site		
App Number	Proposal	Decision	% of site

## Spatial relationships

UDP Desi	ignations
----------	-----------

ODI Designations		
N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	
'		

# **Core Strategy**

Main Urban Area	0.00
Major Settlement	0.00
Minor Settlement	0.00
Overlaps Urban Extension	<b>~</b>

% overlap

# **Regeneration Areas**

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

# Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Cottingley
Nearest train station distance (m)	2220.49
Nearest bus stop	1149
Nearest bus stop distance (m)	175.44
Agricultural classification	Grade 3
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	<b>✓</b>
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	$\overline{\Box}$
Overlaps Pot. Contamination	<b>✓</b>
Overlaps Minerals Safeguard	ed
Overlaps Minerals Safeguarded 100	m

#### **Conclusions**

Issues and Options Summary

Green Belt site. Development of the site would fill the Green Belt gap between Farnley and the main urban area, leading to coalescence of the settlements. Release of the site would create ribbon development along road frontage.

Site affects others?

Sustainability summary

Significant negative - greenfield site. Minor negative - waste. Minor positive access to health, greenhouse emissions, flood risk, transport network and accessibility.

Summary of reps

METRO

below contains sites that are classified as 'Sites not considered suitable for allocation for housing' that fall within 400m of the current core bus network. From a public transport perspective, these sites (in principle) would be acceptable for housing development. For the larger sites, site specific mitigation would be required but it is unlikely that substantial bus service provision would be required at these sites (based on the current public transport network).

G 10.66 144 7 Yes Yes Yes

PRO

surely if 1171b is green belt then both of these adjacent areas should also be green sites. (1171b has been coded green)

ANTI

Comments on phasing

**DPP Allocation** 

Not proposed as housing allocation

**DPP Allocation Conclusion** 

Green Belt site. Development of the site would fill the Green Belt gap between Farnley and the main urban area, leading to coalescence of the settlements. Release of the site would create ribbon development along road frontage.

C:T-	Details	
2116	Details	

Easting	425955	Northing	431377	Site area ha	10.7	SP7	Main Urban Area Extension
HMCA	Outer South	n West			Ward	Farnley and Wortley	

#### **Site Characteristics**

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Manufacturing and Wholesale

Other land uses - None

Topography	Sloping	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description

Greenbelt. Greenfield site.

#### **Greenbelt Assessment**

#### 1. Check the unresticted sprawl of large built up areas

Would development lead to/cons	No	
Would development result in an i	No	
Is the site well connected to the	Yes	
Would development round off the	No	
Is there a good existing barrier b and the undeveloped land?	No	
Unrestricted Sprawl Conclusion	cted sprawl	

#### 2. Prevent neighbouring towns from merging

Would development lead	No
Do features provide boun	No
Coalescence Conclusion	undary

#### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	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 histor	ic features	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Relates well to main urban area. Potential for sprawl as no defensible boundary to south.

SHLAA conclusions			
Availability: Short (=<5 yrs)	Suitability: LDF to determine	Achievability: Longterm (11+yrs)	
Summary of infrastructure pr	ovider comments		
LCC Highways Comments			
Public transport accessibility comment	S	Rank (1	-5)
Good accessibility for employment and	d health but 50% approx. accessibility for secondar	y and primary education	
Access comments			_
Good frontage with Whitehall Road bu	it requires rounsabout or signalisation due to indus	trial site on other side of road 5	
Local network comments			_
Congestion on Outer Ring Road and M	621	3	
Mitigation measures		Total so	ore
	ng Road signals, poss mitigation for M621	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	NOLWOIN Status		
jookon oaaajoot to mitigation			
Network Rail			

#### **Yorkshire Water**

Treatment Works Knostrop

Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide

contributions. The amount would be determined by a developer funded feasibility study.

<b>Environment Agency</b>	
Constraints	

LCC	
Ecology support	Supported
Supported	
Ecology boundary	
Education comments	
1171B+3056+2078+4	4029+637 = 1202 houses generates 300 primary and 120 secondary children. 1x1.5FE primary school required.
Flood Risk	
Flood Zone 1	
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
Other	
English Heritage	
There is a requirement their setting or any fe	e attached barn at Harper Farm, to the west of this site, are Grade II Listed Buildings.  It in the 1990 Act that "special regard" should be had to the desirability of preserving Listed Buildings or  atures of special architectural or historic interest which they possess. Consequently, if allocated, any development proposals  beed to ensure that those elements which contribute to the significance of this asset are not harmed.
Natural England	
Planning History	Applications since 1/1/2009, covering more than 50% of the site
App Number	Proposal Decision % of site

# Spatial relationships

93.50	% overlap
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0

# Core Strategy

Maio Huban Ana	/ 50	04
Main Urban Area	6.50	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>V</b>	

# Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Sch. Ancient Mon.	0.00
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# Other Spatial Relationship

Other Spatial Relationship	
LCC ownership %	0.00
Nearest train station (	Cottingley
Nearest train station distance (m)	1936.41
Nearest bus stop	1499
Nearest bus stop distance (m)	181.22
Agricultural classification G	rade 3
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<b>✓</b>
Overlaps Minerals Safeguarded	L
Overlaps Minerals Safeguarded 100m	<b>V</b>

#### Conclusions

Issues and Options Summary

Green Belt site. Relates well to main urban area. Existing development on three sites of site. Sites 2078, 3056 4029 and 1171B could be linked dependent on the necessary infrastructure and link road from Whitehall Road to Gelderd Road.

Site affects others?

Sustainability summary

Significant negative - greenfield site. Minor negative - access to greenspace and waste. Minor positive - access to health, greenhouse emissions, flood risk, transport network and accessibility.

Summary of reps

WYCA

Table 4 below contains sites that are classified as 'Sites which have potential to be allocated for housing' and 'Sites which have potential but issues or not as favoured as green sites' that fall within 400m of the current core bus network.

The sites in this list are supported for housing growth.

Site specific mitigation would be required but it is unlikely that substantial bus service provision would be required at these sites (based on the current public transport network)

From a public transport perspective, we would encourage the prioritisation of these sites based on the proximity to the core public transport network and the bus service frequency levels.

G 10.66 144 7 Yes Yes Yes

PRO

None

ANTI

a58 Whitehall road, Large Pylon in field, This site is an old burial site with graves underneath

Comments on phasing

**DPP Allocation** 

Preferred housing allocation

DPP Allocation Conclusion

Green Belt site. Relates well to main urban area. Existing development on three sites of site. Sites 2078, 3056 4029 and 1171B could be linked dependent on the necessary infrastructure and link road from Whitehall Road to Gelderd Road.

Site Deta	ails						
Easting	424936	Northing	429344	Site area ha	3.4	SP7	Smaller Settlement Extension
HMCA	Outer South	n West			Ward	Morley Nor	th

#### **Site Characteristics**

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

Topography	Sloping	Landscape	Limited Tree Cover
Boundaries	Poorly defined	Road front	Yes

Description

Greenbellt. Greenfield site.

#### **Greenbelt Assessment**

#### 1. Check the unresticted sprawl of large built up areas

Would development lead to/cons	No	
Would development result in an	No	
Is the site well connected to the	built up area?	Yes
Would development round off the	Partial	
Is there a good existing barrier between the existing urban area and the undeveloped land?		No
Unrestricted Sprawl Conclusion Low potential to lead to unrestrict		ted sprawl

#### 2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	No
Coalescence Conclusion No merging but there is no defensible b	oundary

#### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas (SSSIs	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	Yes
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	No

Encroachment Conclusion | Site does not perform an important role in safeguarding from encroachment

#### 4. Preserve the setting and special character of historic towns

	• .		
Site within/adjacent to	conservation area/listed building/historical features?	No	
Can development pres	erve this character?		
Character Conclusion No effect on the setting and special character of historic features			

# Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Green Belt site. Development would partially round off the existing settlement. Part of the site includes a designated proposed area of greenspace (N5) on the existing UDP. See also greenspace section, page 37, question G12.

SHLAA conclusions				
Availability: Short (=<5 yrs)	Suitability:	LDF to determine	Achievability: Longterm (11+yrs)	
Summary of infrastructure provider	comments			
LCC Highways Comments				
Public transport accessibility comments				Rank (1-5)
Meets Core Strategy standards except seconda	ry school			4
Access comments Potential access off Highfield Garden for up to	50 dwellings			
				4
Local network comments				
Potential cumulative impact with adjacent sites				4
Mitigation measures				Total score
50 dwelling max				12
Highways site support				
yes				
Contingent on other sites				
access not suitable for adjacent sites				
Contingent on other sites access not suitable for adjacent sites  Highways Agency				
	ork Status			
No objection	ork otatas			
Network Rail				
Yorkshire Water				
Treatment Works Knostrop				
Knostrop High and Low level are large works w level. Development that will connect to the put ensure the necessary infrastructure and capaci 2020. Phasing is one method used to ensure si represent a 10% or greater increase in popular developer wants to bring a site forward before contributions. The amount would be determin	olic sewer syster ty can be provid ites are brought tion served by the YW have completed	n needs to be co-ordinated led to serve the site. The forward in line with YW's ne works should take into a leted any planned improve	d with Yorkshire Water's Asset Management Pl forthcoming AMP(6) will run from April 2015 to investment. It is particularly important that sit account available sewerage and WwTW capaci tements it may be possible for the developer to	lans (AMP) to o March tes which ity. If a
Environment Agency				
FZ1 over 1 ha. See comments in main text of	our response.			
	copolico.			
LCC  Supported with mitigation				
Supported with mitigation to ensure impacts o		ats are addressed Adjaco	nt area of semi-improved grassland and valuab	nle
hedgerows - the botanical value of the semi-in				UIG

Ecology boundary **Education comments** 1200A + 3378 + 3064 + 3000 + 1332 + 2124 + 3003 + 333 + 1077 + 1344 = 1376 houses generates 344 primary and 138 secondary children. 1-1.5FE primary school required. Flood Risk Flood Zone 1 Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England **Planning History** Applications since 1/1/2009, covering more than 50% of the site **App Number Proposal** Decision % of site

## Spatial relationships

### **UDP Designations**

ODI Designations		
N32 Greenbelt	99.99	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	9.56	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

## **Core Strategy**

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	1.00	
Overlaps Urban Extension	<b>✓</b>	

### **Regeneration Areas**

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

## Other Spatial Relationship

LCC ownership %	0.00
-----------------	------

Nearest train station	Morley
Nearest train station distance (m)	2376.65
Nearest bus stop	13226
Nearest bus stop distance (m)	249.61
Agricultural classification	Grade 3
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	!
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	✓
Overlaps Public Right of Way	'
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	
Overlaps Minerals Safeguard	ded
Overlaps Minerals Safeguarded 10	0m

#### Conclusions

Issues and Options Summary

Green Belt site. Development would partially round off the existing settlement. Part of the site includes a designated proposed area of greenspace (N5) on the existing UDP. See also greenspace section, page 37, question G12.

Site affects others?

Sustainability summary

Significant negative - greenfield site and ecology objection. Minor positive - access to health, greenhouse emissions, flood risk, transport network and accessibility.

#### Summary of reps

WYCA

Table 4 below contains sites that are classified as 'Sites which have potential to be allocated for housing' and 'Sites which have potential but issues or not as favoured as green sites' that fall within 400m of the current core bus network.

The sites in this list are supported for housing growth.

Site specific mitigation would be required but it is unlikely that substantial bus service provision would be required at these sites (based on the current public transport network)

From a public transport perspective, we would encourage the prioritisation of these sites based on the proximity to the core public transport network and the bus service frequency levels.

G 3.42 249 6 Yes Yes Yes

PRO

ITINA

Following roads with congested/traffic concerns:

A62, A58, M62, M621 Town Street and

Branchend A650 from East Ardsley to Tingley

Comments on phasing

**DPP Allocation** 

Preferred housing allocation

DPP Allocation Conclusion

Green Belt site. Development would partially round off the existing settlement. Part of the site includes a designated proposed area of greenspace (N5) on the existing UDP. See also greenspace section, page 37, question G12.

Site Deta	ails						
Easting	424993	Northing	429434	Site area ha	1.5	SP7	Smaller Settlement Extension
HMCA	Outer South	n West			Ward	Morley Nort	th

#### **Site Characteristics**

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

**Dwellings** 

Other land uses - None

Topography	Sloping	Landscape	Limited Tree Cover
Boundaries	Poorly defined	Road front	No

Description

#### **Greenbelt Assessment**

#### 1. Check the unresticted sprawl of large built up areas

,	Would development lead to/cons	titue ribbon development?	No	
,	Would development result in an i	solated development?	Yes	
Ī	Is the site well connected to the I	ouilt up area?	No	
,	Would development round off the	e settlement?		
	Is there a good existing barrier be and the undeveloped land?	etween the existing urban area	No	
	Unrestricted Sprawl Conclusion	High potential to lead to unrestric	ted sprawl	

#### 2. Prevent neighbouring towns from merging

Nould development lead to physical connection of settlements?	No
Oo features provide boundaries to contain the development?	No
Coalescence Conclusion No merging but there is no defensible be	oundary

#### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas (SSSIs	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	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

	<b>.</b>	
Site within/adjacent to	conservation area/listed building/historical features?	No
Can development pres	erve this character?	
Character Conclusion	No effect on the setting and special character of histor	ic features

# Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Green Belt site. Development would represent an incursion into Green Belt, not well related to the existing settlement, creating a precedent for further sprawl. The site has no access.

SHLAA conclusions					
Availability: Short (=<5 yrs)	Suitability:	LDF to determine	Achievability:	Longterm (11+yrs)	
Summary of infrastructure pr	ovider comments				
Public transport accessibility comment Meets Core Strategy standards except					(1-5) <b>4</b>
Access comments  No highway frontage or suitable access	SS				1
Local network comments Potential cumulative impact with adjacent	cent sites				4
Mitigation measures				Total	l score
50 dwelling max	,			G	9
Highways site support no					
Contingent on other sites					
Contingent on other sites					
Highways Agency					
Impact	Network Status				
No objection					
Network Rail					
Yorkshire Water Treatment Works Knostrop					
Knostrop High and Low level are large level. Development that will connect to ensure the necessary infrastructure at 2020. Phasing is one method used to represent a 10% or greater increase it developer wants to bring a site forwal contributions. The amount would be	to the public sewer system and capacity can be provid ensure sites are brought in population served by the rd before YW have comp	m needs to be co-ordinate ded to serve the site. The forward in line with YW's he works should take into deted any planned improve	ed with Yorkshire Water's A forthcoming AMP(6) will ru investment. It is particular account available sewerag ements it may be possible	sset Management Plans (AM In from April 2015 to March Ily important that sites whice and WwTW capacity. If a	MP) to n ch
Environment Agency Constraints					
FZ1 over 1 ha. See comments in mai	n text of our response.				
LCC					
Recology support Not supported Not supported (RED). No site-based of	designations but contains	an area of semi-improved	d grassland and valuable be	edgerows - the botanical val	lue of
the semi-improved grassland should h			s g. assiana ana valuabie ne	agarawa tilo botailioai vai	.40 01

### **Outer South West**

# 1200B Highfield Drive/Harthill Lane (land off), Gildersome LS27 Ecology boundary **Education comments** Flood Risk Flood Zone 1 Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England **Planning History** Applications since 1/1/2009, covering more than 50% of the site % of site **App Number Proposal** Decision

# Spatial relationships

<b>UDP Designations</b>		
N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension		

**~** 

Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

## Other Spatial Relationship

LCC ownership %	0.00
-----------------	------

Nearest train station	Morley
Nearest train station distance (m)	2377.46
Nearest bus stop	13226
Nearest bus stop distance (m)	352.91
Agricultural classification	Grade 3
Agricultural classification	Grade 5
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	<b>✓</b>
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<u> </u>
Overlaps Minerals Safeguarde	ed
Overlaps Minerals Safeguarded 100	
1	

#### Conclusions

Issues and Options Summary

Green Belt site. Development would represent an incursion into Green Belt, not well related to the existing settlement, creating a precedent for further sprawl. The site has no access.

Site affects others?

Sustainability summary

Significant negative - greenfield site and ecology objection. Significant positive - access to health, greenhouse emissions, flood risk and accessibility.

Summary of reps

METRO

below contains sites that are classified as 'Sites not considered suitable for allocation for housing' that fall within 400m of the current core bus network. From a public transport perspective, these sites (in principle) would be acceptable for housing development. For the larger sites, site specific mitigation would be required but it is unlikely that substantial bus service provision would be required at these sites (based on the current public transport network).

G 3.42 249 6 Yes Yes Yes

PRO

None

ANTI

None

Comments on phasing

**DPP Allocation** 

Not proposed as housing allocation

**DPP Allocation Conclusion** 

Green Belt site. Development would represent an incursion into Green Belt, not well related to the existing settlement, creating a precedent for further sprawl. The site has no access.

#### **Outer South West**

### 1205 Mill Lane (land off), East Ardsley WF3

Site Deta	ails						
Easting	431173	Northing	425630	Site area ha	1.2	SP7	Smaller Settlement Extension
HMCA	Outer South	n West			Ward	Ardsley and	Robin Hood

#### **Site Characteristics**

Site type Mixed

On-site land uses

Mineral works and quarries

Neighbouring land uses

Other land uses - None

Topography	Flat	Landscape	
Boundaries		Road front	No

Description

The site has industrial devleopment to the north and open fields to other boudaries. It is currently an active use as a safeguarded waste site as allocated in the WNRDPD.

#### **Greenbelt Assessment**

#### 1. Check the unresticted sprawl of large built up areas

	•	
Would development lead to/constitue ribbon	No	
Would development result in an isolated development	elopment?	Yes
Is the site well connected to the built up area	1?	No
Would development round off the settlement?		No
Is there a good existing barrier between the existing urban area and the undeveloped land?		No
Unrestricted Sprawl Conclusion High potential to lead to unrestri		ted sprawl

### 2. Prevent neighbouring towns from merging

_		
Would development lead	to physical connection of settlements?	No
Do features provide boun	No	
Coalescence Conclusion	No merging but there is no defensible bo	oundary

#### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	Yes
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas (SSSIs	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	No
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	No

Encroachment Conclusion | Site performs an important role in safeguarding from encroachment

#### 4. Preserve the setting and special character of historic towns

Site within/adjacent to	conservation area/listed building/historical features?	No			
Can development pres	serve this character?	No			
Character Conclusion	No effect on the setting and special character of historic features				

## 1205 Mill Lane (land off), East Ardsley WF3

# Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Housing as residential development here would represent an incursion into Green Belt, and the site is also unrelated to the existing settlement pattern at the back of an industrial mill.

SHLAA conclusions						
Availability: Short (=	=<5 yrs)	Suitability:	LDF to determine	Achievability:	Longterm (11+yrs)	
Summary of infra	structure prov	ider comments				
LCC Highways Com	ments					
Public transport access	sibility comments					Rank (1-5)
2buses per hour, 1009	% primary, 0% hea	Ith, no secondary, acc	ess to local shops incl	uding a PO		3
Access comments						
No frontage to adopte	d highway					1
Local network comme	nts					
Potential cumulative in	mpact with adjacen	t sites				4
Mitigation measures						Total score
none identified to over	rcome site deficiend	cies				8
Highways site support						
no						
Contingent on other si	tes					
Contingent on other si	tes					
Highways Agency						
Impact No material i	mpact	Network Status	No objection, no mitig	gation required		
Network Rail						
Yorkshire Water						
Treatment Works						
Environment Agend	у					
Constraints						
FZ1 over 1ha. See cor (eastern boundary).	nments in our prev	ious I&O consultation	Ordinary watercours	e(running through southern be	oundary). On historic	landfill
LCC						
Ecology support Supported	Supported					
Supported						

### **Outer South West**

# 1205 Mill Lane (land off), East Ardsley WF3 Ecology boundary **Education comments** Flood Risk Flood Zone 1 Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England **Planning History** Applications since 1/1/2009, covering more than 50% of the site **App Number Proposal** Decision % of site

# Spatial relationships

<b>UDP Designations</b>		
N32 Greenbelt	100.00	%
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.01	
N1A Allotments	0.00	
N5 Open Space	9.40	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

overlap

Core Strategy		
Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	1.00	

Overlaps Urban Extension

<b>Regeneration Areas</b>		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	
West Leeds Gateway	0.00	

**~** 

## Other Spatial Relationship

LCC ownership %	0.00
-----------------	------

# 1205 Mill Lane (land off), East Ardsley WF3

Nearest train station		Morley
Nearest train station distance (	m)	4882.91
Nearest bus st	top	7285
Nearest bus stop distance (	m)	275.44
Agricultural classificati	ion	Grade 3
Overlaps SS	SSI	
Overlaps SE	GI	
Overlaps L	NA	
Overlaps L	NR	
Overlaps Conservation Ar	rea	
Overlaps Listed Buildi	ing	
Overlaps Strat. Employment buf	fer	
Overlaps Public Right of W	/ay	✓
Overlaps SFRA Flood Zo	ne	
Overlaps EA Flood Zo	ne	
Overlaps HSE Major Haza	ard	
Overlaps HSE Gas Pipel	ine	
Overlaps Pot. Contaminati	ion	<b>✓</b>
Overlaps Minerals Safegu	ard	ed 🗸
Overlaps Minerals Safeguarded	100	)m

#### 1205 Mill Lane (land off), East Ardsley WF3

#### Conclusions

Issues and Options Summary

The site was incorrectly shown as a sieved out Minerals safeguarded site at Issues and Options stage. The site is allocated as a safeguarded waste site in the adopted Natural Resources and Waste DPD. In addition to this it is not considered suitable for housing as residential development here would represent an incursion into Green Belt, and the site is also unrelated to the existing settlement pattern and is at the back of an industrial mill.

Site affects others?

Sustainability summary

Summary of reps

**METRO** 

Nonr

PRO

ANTI

NEUTRAL

The fact that the McGregor's Yard is a safeguarded waste site should not therefore be a reason why this site has been sieved out prior to an assessment being undertaken. Therefore the site should be re-assessed for a range of uses including housing.

Comments on phasing

DPP Allocation

Not proposed as housing allocation

**DPP Allocation Conclusion** 

The site was incorrectly shown as a sieved out Minerals safeguarded site at Issues and Options stage. The site is allocated as a safeguarded waste site in the adopted Natural Resources and Waste DPD. In addition to this it is not considered suitable for housing as residential development here would represent an incursion into Green Belt, and the site is also unrelated to the existing settlement pattern at the back of an industrial mill.

Easting 427933 Northing 429898 Site area ha 11.5 SP7 Main Urban Area Infill  HMCA Outer South West Ward Morley North  Site Characteristics  Site type Brownfield  On-site land uses  Manufacturing and Wholesale  Wholesale distribution  Neighbouring land uses  Office  Outdoor sport facility  Manufacturing and Wholesale  Other land uses - None									
HMCA Outer South West  Site Characteristics  Site type Brownfield  On-site land uses  Manufacturing and Wholesale  Wholesale distribution  Neighbouring land uses  Office  Outdoor sport facility  Manufacturing and Wholesale	Site Details								
Site Characteristics Site type Brownfield  On-site land uses Manufacturing and Wholesale Wholesale distribution  Neighbouring land uses Office Outdoor sport facility Manufacturing and Wholesale	Easting	427933	Northing	429898	Site area ha	11.5	SP7	Main Urban Area Infill	
Site type Brownfield  On-site land uses  Manufacturing and Wholesale  Wholesale distribution  Neighbouring land uses  Office  Outdoor sport facility  Manufacturing and Wholesale	HMCA	Outer South	n West			Ward	Morley No	rth	
Site type Brownfield  On-site land uses  Manufacturing and Wholesale  Wholesale distribution  Neighbouring land uses  Office  Outdoor sport facility  Manufacturing and Wholesale	Site Char	aataristi	26						
On-site land uses  Manufacturing and Wholesale  Wholesale distribution  Neighbouring land uses  Office  Outdoor sport facility  Manufacturing and Wholesale			,5						
Manufacturing and Wholesale Wholesale distribution  Neighbouring land uses Office Outdoor sport facility Manufacturing and Wholesale	Site type	Brownfield							
Wholesale distribution  Neighbouring land uses Office Outdoor sport facility Manufacturing and Wholesale	On-site land	uses							
Neighbouring land uses Office Outdoor sport facility Manufacturing and Wholesale	Manufacturi	ng and Who	olesale						
Office Outdoor sport facility Manufacturing and Wholesale	Wholesale o	listribution							
Outdoor sport facility  Manufacturing and Wholesale	Neighbourin	g land uses							
Manufacturing and Wholesale	Office								
	Outdoor spo	rt facility							
Other land uses - None	Manufacturi	ng and Who	olesale						
	Other land u	ıses - None							
Topography   Flat   Landscape   No Tree Cover	Topography	y Flat				Landscape	No Tree Cov	rer	
Boundaries Existing well defined Road front Yes	Boundaries	Existing v	vell defined			Road front	Yes		

## **Greenbelt Assessment - Not Required**

Description

### 1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?					
Would development result in an isolated development?					
Is the site well connected to the built up area?					
Would development round off the settlement?					
Is there a good existing barrier between the existing urban area and the undeveloped land?					
Unrestricted Sprawl Conclusion					

### 2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?					
Do features provide boun	daries to contain the development?				
Coalescence Conclusion					

#### 3. Assist in safeguarding the countryside from encroahment

3 3	
Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

### 4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	

Character Conclusion

# 1207 Millshaw Park Industrial Estate, Millshaw Park Lane, Millshaw LS11 Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence **SHLAA** conclusions Availability: Unavailable Suitability: LDF to determine Achievability: Longterm (11+yrs) Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Meets all Core Strategy standards except 15% secondary school 4 Access comments Existing access points are adequate for use 5 Local network comments Busy local network but site is in existing use 4 Total score Mitigation measures 13 Highways site support yes Contingent on other sites Contingent on other sites **Highways Agency** Impact No material impact **Network Status** No objection Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of Dewsbury Road cluster. **Network Rail** Footbridge to replace nearby LC; General asset protection issues Yorkshire Water Treatment Works Knostrop Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study. **Environment Agency** Constraints FZ1 over 1 ha. See comments in main text of our response.

LCC			
Ecology support	Supported		
Supported			
Ecology boundary			
Education comments			
Flood Risk			
Flood Zone 1. Numer	ous public sewers located within the site.		
Utilities			
Gas			
Electric			
Fire and Rescue			
Telecoms			
Other	1		,
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	Designa	tions

ODI Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.40	
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		
Sch. Ancient Mon.	0.00	

# **Core Strategy**

Main Urban Area 100.00 % over	erla
Major Settlement 0.00	
Minor Settlement 0.00	
s Urban Extension	

# **Regeneration Areas**

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

# Other Spatial Relationship

LCC ownership %	0.23
Nearest train station	Cottingley
Nearest train station distance (m)	575.23
Nearest bus stop	11021
Nearest bus stop distance (m)	189.73
Agricultural classification	Urban
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	<b>✓</b>
Overlaps SFRA Flood Zone	<b>' ' '</b>
Overlaps EA Flood Zone	<b>✓</b>
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	✓
Overlaps Minerals Safeguard	ed
Overlaps Minerals Safeguarded 100	)m

#### Conclusions

Issues and Options Summary

The site is within an employment area and it is considered that the site should be retained for future employment use.

Site affects others?

Sustainability summary

Minor negative - employment, economic growth and pollution. Minor positive - access to health and greenspace, brownfield site, greenhouse emissions, transport network and accessibility.

Summary of reps

METRO

below contains sites that are classified as 'Sites not considered suitable for allocation for housing' that fall within 400m of the current core bus network. From a public transport perspective, these sites (in principle) would be acceptable for housing development. For the larger sites, site specific mitigation would be required but it is unlikely that substantial bus service provision would be required at these sites (based on the current public transport network).

R 11.50 176 8 Yes Yes Yes

PRO

None

ANTI

Site should be for employment only

Comments on phasing

**DPP Allocation** 

Not proposed as housing allocation

**DPP Allocation Conclusion** 

The site is within an employment area and it is considered that the site should be retained for future employment use.

#### 1208 White Rose Shopping, Dewsbury Road LS11

Site Details							
Easting	428188	Northing	429124	Site area ha	32.6	SP7	Main Urban Area Infill
HMCA Outer South West			Ward	Morley Nor	th		

#### **Site Characteristics**

Site type Brownfield

On-site land uses

Shops

Restaurants and Cafes

Neighbouring land uses

Office

Agriculture

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

#### **Greenbelt Assessment - Not Required**

#### 1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?			
Would development result in an isolated development?			
Is the site well connected to the built up area?			
Would development round off the settlement?			
Is there a good existing barrier between the existing urban area and the undeveloped land?			
Unrestricted Sprawl Conclusion			

### 2. Prevent neighbouring towns from merging

•	•	5 5	
Would development lead			
Do features provide boun			
Coalescence Conclusion			_

#### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

**Encroachment Conclusion** 

#### 4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	

Character Conclusion

#### **Outer South West**

# 1208 White Rose Shopping, Dewsbury Road LS11 Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence **SHLAA** conclusions Availability: Unavailable Suitability: LDF to determine Achievability: Longterm (11+yrs) Summary of infrastructure provider comments **LCC Highways Comments** Rank (1-5) Public transport accessibility comments 100% of the site has access to 4 buses per hour, 15% of the site meets core strategy standards for primary education, 15% for health and 100% secondary education Access comments Existing access arrangments for the White Rose would be suitable for housing development 5 Local network comments Housing would be less intensive than the White Rose Centre 5 Total score Mitigation measures 14 Highways site support yes Contingent on other sites obvious links to adjacent sites Contingent on other sites obvious links to adjacent sites **Highways Agency** Impact No material impact **Network Status** No objection Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of Dewsbury Road cluster. **Network Rail** Footbridge to replace nearby LC; General asset protection issues Yorkshire Water Treatment Works Knostrop Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Environment Agency

Constraints

FZ1 over 1 ha. See comments in main text of our response.

# 1208 White Rose Shopping , Dewsbury Road LS11

LCC		
Ecology support	Supported	
Supported		
Ecology boundary		
Education comments	S	
Flood Risk		
Mostly Flood Zone 1,	, but Cotton Mill Beck and Millshaw Beck run along the Southern and	d Eastern boundaries of the site.
<b>Utilities</b> Gas		
Electric		
Fire and Rescue		
Telecoms		
Other English Heritage		
Natural England		
Planning History	Applications since 1/1/2009, covering more than 50% of the site	
App Number	Proposal	Decision % of site

## Spatial relationships

UDP D	esign	ations
-------	-------	--------

N32 Greenbelt	3.85	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

# **Core Strategy**

Main Urban Area	96.15
Major Settlement	0.00
Minor Settlement	0.00
Overlaps Urban Extension	<b>~</b>

% overlap

# Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

# 1208 White Rose Shopping , Dewsbury Road LS11

# Other Spatial Relationship

LCC ownership %	2.16
Nearest train station	Cottingley
Nearest train station distance (m)	1241.64
Nearest bus stop	11121
Nearest bus stop distance (m)	292.74
Agricultural classification	Urban
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	<b>&gt;</b>
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<b>~</b>
Overlaps Minerals Safeguard	ed
Overlaps Minerals Safeguarded 100	)m

## **Outer South West**

Not proposed as housing allocation

In current retail use (White Rose Centre)

**DPP Allocation Conclusion** 

# 1208 White Rose Shopping , Dewsbury Road LS11

Conclusions	
Issues and Options Summary	
In current retail use (White Rose Centre)	
Site affects others?	
Sustainability summary	
Minor negative - employment, economic crisk, transport network and accessibility.	growth, access to health and pollution. Minor positive - greenfield site, greenhouse emissions, flood
Summary of reps	
network. From a public transport perspec	s 'Sites not considered suitable for allocation for housing' that fall within 400m of the current core bus stive, these sites (in principle) would be acceptable for housing development. For the larger sites, site it is unlikely that substantial bus service provision would be required at these sites (based on the
ANTI	
Comments on phasing	
DPP Allocation	

## 1209 Dewsbury Road - Cotton Mill (Site A) and Grove Farm (Site B) LS11

Site Deta	ails						
Easting	428222	Northing	428395	Site area ha	33.3	SP7	Main Urban Area Extension
НМСА	Outer South	n West			Ward	Morley Sou	th

#### **Site Characteristics**

Site type Mixed

On-site land uses

Agriculture

Storage

Neighbouring land uses

Agriculture

Shops

Transport tracks and ways

Other land uses - None

Topog	aphy	Sloping	Landscape	Limited Tree Cover
Bound	aries	Existing well defined	Road front	Yes

Description

### **Greenbelt Assessment**

### 1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon develop	pment? No
Would development result in an isolated development	nt? Yes
Is the site well connected to the built up area?	No
Would development round off the settlement?	No
Is there a good existing barrier between the existing and the undeveloped land?	g urban area Yes
Unrestricted Sprawl Conclusion High potential to I	lead to unrestricted sprawl

### 2. Prevent neighbouring towns from merging

Would development lead t	to physical connection of settlements?	Yes	
Do features provide boundaries to contain the development?		No	
Coalescence Conclusion	Conclusion No merging but would significantly reduce the green belt gap		

### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	Yes
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas (SSSIs	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	Yes
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	No

Encroachment Conclusion Site does not perform an important role in safeguarding from encroachment

### 4. Preserve the setting and special character of historic towns

Site within/adjacent to	conservation area/listed building/historical features?	No
Can development pres	erve this character?	
Character Conclusion	No effect on the setting and special character of histor	ic features

#### 1209 Dewsbury Road - Cotton Mill (Site A) and Grove Farm (Site B) LS11

# Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Not connected to urban area, would result in an isolated development. Contained to the east by the motorway but would reduce the green belt gap between Morley and Middleton.

#### **SHLAA** conclusions

Availability: Short (=<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)

90% of the site has access to 4 buses per hour, 50% of the site lies within the accessibility standards for primary eduation and 20% for secondary education. None of the site lies within the accessibility standards for health or local services.

4

Access comments

Access onto junction with Dewsbury Rd is not supported - potential for left in left out and linking through from sites 1275 and 1320

3

Local network comments

Large site is likely to require some off-site mitigation works

4

Mitigation measures

Needs to link with site 1275 for access and provide crossing facilities on Dewsbury Rd

Total score

Highways site support

yes with mitigation

Contingent on other sites

must link with 1275

Contingent on other sites

must link with 1275

#### **Highways Agency**

Impact Material impact Network Status No objection subject to satisfactory mitigation

Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of Dewsbury Road cluster.

#### **Network Rail**

Footbridge to replace nearby LC; General asset protection issues

#### Yorkshire Water

Treatment Works Knostrop

Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

#### **Environment Agency**

Constraints

FZ1 over 1 ha. See comments in main text of our response.

# 1209 Dewsbury Road - Cotton Mill (Site A) and Grove Farm (Site B) LS11

LCC			
Ecology support	Supported		
Supported			
Ecology boundary			
Education comments			
Flood Risk Mostly Flood Zone 1,	but Cotton Mill Beck runs along part of the Northern boundary of	of the site. There	are public (combined) sewers within the site
asw well as a combin	ed sewer overflow. Cotton Mill Beck runs in culvert under part o	of the site.	
<b>Utilities</b> Gas			
Electric			
Fire and Rescue			
Telecoms	]		
Other			
English Heritage			
National England	7		
Natural England			
1			
Planning History	Applications since 1/1/2009, covering more than 50% of the site $$		
App Number	Proposal	Decision	% of site

# Spatial relationships

<b>UDP Designations</b>		
N32 Greenbelt	99.94	% 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		
Sch. Ancient Mon.	0.00	

# Core Strategy

Main Urban Area	0.06	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>✓</b>	

n		Λ
Reder	neration	Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

# 1209 Dewsbury Road - Cotton Mill (Site A) and Grove Farm (Site B) LS11

# Other Spatial Relationship

LCC ownership %	0.09
Nearest train station	Morley
Nearest train station distance (m)	1289.64
Nearest bus stop	4304
Nearest bus stop distance (m)	282.19
Agricultural classification	Grade 3
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	<b>✓</b>
Overlaps SFRA Flood Zone	✓
Overlaps EA Flood Zone	<b>✓</b>
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	✓
Overlaps Minerals Safeguard	ed
Overlaps Minerals Safeguarded 100	)m

#### 1209 Dewsbury Road - Cotton Mill (Site A) and Grove Farm (Site B) LS11

#### **Conclusions**

Issues and Options Summary

Green Belt site. The site is isolated from the existing built area, and would only be viable with a large scale extension to the east of Morley. Development here would significantly reduce the Green Belt gap between Morley and Middleton.

Site affects others?

Site access could be taken through site 1275 to avoid busy Dewsbury Road junction

Sustainability summary

Significant negative - community cohesion and local distinctiveness (significantly out of scale with settlement). Minor negative - employment and economic growth, access to health and greenspace, part greenfield and brownfield site, flood risk, pollution

Summary of reps

METRO

below contains sites that are classified as 'Sites not considered suitable for allocation for housing' that fall within 400m of the current core bus network. From a public transport perspective, these sites (in principle) would be acceptable for housing development. For the larger sites, site specific mitigation would be required but it is unlikely that substantial bus service provision would be required at these sites (based on the current public transport network).

R 33.32 258 8 Yes Yes Yes

PRO

ANTI

Comments on phasing

**DPP Allocation** 

Not proposed as housing allocation

**DPP Allocation Conclusion** 

Green Belt site. The site is isolated from the existing built area, and would only be viable with a large scale extension to the east of Morley. Development here would significantly reduce the Green Belt gap between Morley and Middleton.

Site Details								
Easting	427546	Northing	429552	Site area ha	10.7	SP7	Major Settlement Extension	
HMCA	MCA Outer South West				Ward	Morley Nor	th	

## **Site Characteristics**

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

**Dwellings** 

Other land uses - None

Topography	Undulating	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description

Greenbelt site, greenfield.

#### **Greenbelt Assessment**

## 1. Check the unresticted sprawl of large built up areas

Would development lead to/cons	titue ribbon development?	No
Would development result in an	No	
Is the site well connected to the	Yes	
Would development round off the	Yes	
Is there a good existing barrier between the existing urban area and the undeveloped land?		No
Unrestricted Sprawl Conclusion High potential to lead to unrestri		cted sprawl

## 2. Prevent neighbouring towns from merging

Nould development lead to physical connection of settlements?	No
Oo features provide boundaries to contain the development?	No
Coalescence Conclusion No merging but there is no defensible be	oundary

#### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas (SSSIs	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	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

	<b>.</b>	
Site within/adjacent to	No	
Can development pres		
Character Conclusion	ic features	

# Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

SHLAA conclusions					
Availability: Short (=	<5 yrs)	Suitability:	LDF to determine	Achievability: Longterm (11+yrs)	
Summary of infra	structure provider	comments			
LCC Highways Comr	nents				
Public transport access	ibility comments				Rank (1-5)
100% Public Transport	, primary, 50% health,	0% secondary, lo	ocal services available		
					4
Access comments					
Access onto Elland Roa	d is difficult with no foo	otways and const	rained either side of frontage		2
Local network commer	ıts				
Potential cumulative im					
					3
Mitigation measures					Total score
	way network on Elland	Rd			
					9
Highways site support					
no					
Contingent on other sit	es				
Contingent on other sit	es				
gentingent en ether sit	0.5				
Highways Agency					
Impact	Netv	vork Status			
Likely to require signifi	cant physical mitigation				
Network Rail					
Yorkshire Water					
	Knostrop				
Knostrop High and Lov	v level are large works v	vhich serve the b	oulk of Leeds. There is capacity f	or significant development at Knostrop I	High and Low
level. Development that	it will connect to the pu	blic sewer syster	n needs to be co-ordinated with	Yorkshire Water's Asset Management Pl	ans (AMP) to
ensure the necessary is	nfrastructure and capac	ity can be provid	ed to serve the site. The forthco	oming AMP(6) will run from April 2015 to ment. It is particularly important that sit	o March
				it available sewerage and WwTW capaci	
developer wants to bri	ng a site forward before	YW have compl		it may be possible for the developer to	
contributions. The ann	ount would be determine	ieu by a develope	er runded reasibility study.		
<b>Environment Agenc</b>	у				
Constraints					
rzi over i ha. See co	mments in main text of	our response.			
LCC					
Ecology support	Supported				
Supported					

## **Outer South West**

Ecology boundary

Education comments

1096+1099A and B+ 2125+1282+1220A = 1248 houses generates 312 primary and 125 secondary children. 1x1.5FE primary school required. 6-7FE secondary school required across outer SW area.

Flood Risk
Flood Zone 1. Numerous public sewers located within the site.

Utilities
Gas

Electric

Fire and Rescue

Telecoms

English Heritage

Natural England

Other

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number Proposal Decision % of site

# Spatial relationships

## **UDP Designations**

ODI Designations		
N32 Greenbelt	98.45	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	5.34	
N5 Open Space	8.23	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

# **Core Strategy**

Main Urban Area	0.07
Major Settlement	1.00
Minor Settlement	0.00
Overlaps Urban Extension	<b>✓</b>

% overlap

% overlap

# **Regeneration Areas**

Inner South RA	0.00
LB Corridor RA	0.00
EASEL RA	0.00
Aire Valley RA	0.00
West Leeds Gateway	0.00

# Other Spatial Relationship

LCC ownership %	0.00
-----------------	------

Nearest train station	Cottingley
Nearest train station distance (m)	543.38
Nearest bus stop	367
Nearest bus stop distance (m)	195.14
Agricultural classification	Grade 3
	_
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	<b>✓</b>
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	$\bar{\Box}$
Overlaps Pot. Contamination	<u></u>
Overlaps Minerals Safeguarde	ed
Overlaps Minerals Safeguarded 100	m

#### Conclusions

Issues and Options Summary

Green Belt site. The site has been split into A and B. Site A has a road frontage, bounded by the railway to the east and residential development to the west. Development would effectively 'round off' development on Churwell Hill. Retention of the current allotment use on northern corner of the site would need to be considered in any detailed design. Highways concerns re access.

Site affects others?

Provide access for the cluster of sites to the rear

Sustainability summary

Significant negative - greenfield site. Minor negative - landscape. Significant positive - access to greenspace. Minor positive - greenhouse emissions, flood risk, transport network and accessibility.

# Summary of reps

**WYCA** 

Table 2 below contains sites that are classified as 'Sites which have potential but issues or not as favoured as green sites' but fall outside 400m of the current core bus network. Consideration needs to be given to if this site would be able to meet the LDF public transport accessibility requirements should housing be brought forward. We are be minded to recommend that these site were not prioritised for housing until other more accessible site have been considered. Sites which fall marginally outside the 400m catchments and have high bus frequencies or are small low capacity sites are less of concern but are flagged up nonetheless.

A 10.74 185 11 Yes Yes Yes

PRO

None

ANTI

Should build on greenfields in garforth, landfill site, roads congested - King George Ave, Croft House Road, and New Bank Street, Ellend Road

Comments on phasing

**DPP Allocation** 

Preferred housing allocation

# DPP Allocation Conclusion

Green Belt site. The site has been split into A and B. Site A has a road frontage, bounded by the railway to the east and residential development to the west. Development would effectively 'round off' development on Churwell Hill. Retention of the current allotment use on northern corner of the site would need to be considered in any detailed design. Highways concerns re access.

SITE DETAILS								
Easting	427736	Northing	429256	Site area ha	18	SP7	Main Urban Area Extension	
HMCA	Outer South	n West			Ward	Morley Nor	th	

## **Site Characteristics**

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Transport tracks and ways

Other land uses - None

Topography	Undulating	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	No

Description

## **Greenbelt Assessment**

## 1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	No
Would development result in an isolated development?	Yes
Is the site well connected to the built up area?	No
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	Yes
Unrestricted Sprawl Conclusion High potential to lead to unrestri	cted sprawl

## 2. Prevent neighbouring towns from merging

Would development lead	No
Do features provide boun	No
Coalescence Conclusion	undary

#### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	Yes
Does the site provide access to the countryside	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 pres	erve this character?		
Character Conclusion	No effect on the setting and special character of histor	ic features	

# Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Isolated from urban area. Relates poorly to settlement and would set precedent for further sprawl.

		_					
92	11 A	Λ	con	cli	ICI	an	•

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)
60% of the site area falls within the Core Strategy standards for public transport, 70% to primary education, 60% to local services but 0% to health and secondary education.	3
Access comments	
Access is via site1220A	1
Local network comments	
Potential cumulative impact on Churwell Hill	3
Mitigation measures	Total score
Cannot link site to footway network on Elland Rd	7
Highways site support	
no	
Contingent on other sites	_ _
Contingent on other sites	

#### **Highways Agency**

Impact		N	letwork Status		
Likely to require significant physical mitigation					

#### **Network Rail**

#### Yorkshire Water

Treatment Works Knostrop

Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

## **Environment Agency**

Constraints

FZ1 over 1 ha. See comments in main text of our response.

LCC			
Ecology support	Supported		
Supported			
Ecology boundary			
Education comments			
Flood Risk			
	ned public sewer crosses the site.		
	1		
<b>Utilities</b> Gas			
Od3			
Electric			
Fire and Rescue			
Telecoms			
Other	1		
English Heritage			
Nicht well Frederich	1		
Natural England			
Planning History	Applications since 1/1/2009, covering more than 50% of the site		
			0
App Number	Proposal	Decision	% of site

# Spatial relationships

UDP D	)esiç	gna	tions
-------	-------	-----	-------

N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

# **Core Strategy**

Main Urban Area	0.00
Major Settlement	1.00
Minor Settlement	0.00
Overlaps Urban Extension	<b>~</b>

% overlap

overlap

# **Regeneration Areas**

Inner South RA	0.00	%
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

# Other Spatial Relationship

LCC ownership %	30.33
Nearest train station	Cattinglay
Nearest train station distance (m)	Cottingley 887.26
Nearest bus stop	11121
Nearest bus stop distance (m)	405.97
inearest bus stop distance (iii)	403.77
Agricultural classification	Grade 3
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	<b>✓</b>
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<b>✓</b>
Overlaps Minerals Safeguard	ed
Overlaps Minerals Safeguarded 100	)m

## Conclusions

Issues and Options Summary

Green Belt site. The site has been split into A and B. Development of site B would reduce the gap between Morley/Churwell and the White Rose Centre and set a precedent for further Green Belt sprawl.

Site affects others?

Sustainability summary

Significant negative - greenfield site. Minor negative - community cohesion and local distinctiveness (out of scale with settlement). Minor positive - access to greenspace, greenhouse emissions, flood risk and accessibility.

Summary of reps

WYCA

Table 3 below contains sites that are classified as 'Sites not considered suitable for allocation for housing' and fall outside 400m of the current core bus network. Consideration needs to be given to if this site would be able to meet the LDF public transport accessibility requirements should housing be brought forward. We agree that these sites would not be suitable for housing development.

A 10.74 185 11 Yes Yes Yes

PR∩

Site does not contain listed buildings as stated.

ANTI

Traffic A643

Comments on phasing

**DPP Allocation** 

Not proposed as housing allocation

**DPP Allocation Conclusion** 

Green Belt site. The site has been split into A and B. Development of site B would reduce the gap between Morley/Churwell and the White Rose Centre and set a precedent for further Green Belt sprawl.

Site Details							
Easting	426506	Northing	429496	Site area ha	2.3	SP7	Major Settlement Extension
HMCA	HMCA Outer South West			Ward	Morley No	rth	
Site Char	acteristic	cs					
Site type	Greenfield						
On-site land	uses						
Agriculture							
Neighbourin	g land uses						
Dwellings							
Outdoor am	enity and op	en space					
Transport tra	acks and wa	ays					
Other land u	ıses						
Vacant land							
Topography					Landscape	Limited Tree	e Cover
Boundaries Existing well defined Road front No							
Description							

# **Greenbelt Assessment - Not Required**

## 1. Check the unresticted sprawl of large built up areas

, 3 ,	
Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

# 2. Prevent neighbouring towns from merging

Would development lead		
Do features provide bound		
Coalescopeo Conclusion		

# 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

Encroachment Conclusion

# 4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?		
Can development preserve this character?		
Object to the Control of the Control		

Character Conclusion

# **Outer South West**

FZ1 over 1 ha. See comments in main text of our response.

HLAA conclusions		
vailability: Short (=<5 yrs)	Suitability: LDF to determine	Achievability: Medium (6-10yrs)
ummary of infrastructure prov	vider comments	
CC Highways Comments		
ublic transport accessibility comments		Rank (1-
ust outside accessibility zone of 4 buses	s per hour and does not meet secondary education	on standard 3
ccess comments		
nly access is through heavily wooded a	rea off Ibbetson Oval which acts as leisure route	e and is ouside land boundary 2
ocal network comments		
otential cumulative impact on Churwell	Hill	3
		Total sco
itigation measures ay require mitigation on Churwell Hill		
		8
ighways site support		
)		
ontingent on other sites		
otential to combine with 2125 & 1099 b	out overall numbers would need to be limited	
ontingent on other sites		
otential to combine with 2125 & 1099 b	out overall numbers would need to be limited	
lighways Agency		
npact No material impact	Network Status No objection	
otential for cumulative impact in combi	nation with other sites. If site still included at n	ext sift assess as part of Dewsbury Road cluster.
letwork Rail		
orkshire Water		
reatment Works Knostrop	varks which carve the bulk of Loads. There is seen	pacity for significant development at Knostrop High and Lo
evel. Development that will connect to the necessary infrastructure and	he public sewer system needs to be co-ordinated capacity can be provided to serve the site. The	d with Yorkshire Water's Asset Management Plans (AMP) t forthcoming AMP(6) will run from April 2015 to March investment. It is particularly important that sites which

LCC			
Ecology support	Supported		
Supported			
Ecology boundary			
Education comments			
Flood Risk			
Flood Zone 1. Water	course running along Eastern boundary of the site.		
<b>Utilities</b> Gas			
Electric			
Fire and Rescue			
Telecoms			
Other			J
English Heritage			
Natural England			
Planning History	Applications since 1/1/2009, covering more than 50% of the site		
App Number	Proposal	Decision	% of site

# Spatial relationships

**UDP Designations** 

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		

Sch. Ancient Mon.

0.00

# Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	1.00	
Minor Settlement	0.00	
Overlaps Urban Extension		

# **Regeneration Areas**

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Other Spatial Relationship	ip
LCC ownership %	0.00
Nearest train station	Cottingley
Nearest train station distance (m)	1049.57
Nearest bus stop	7744
Nearest bus stop distance (m)	473.24
Agricultural classification	Grade 3
Overlaps SSSI Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps Conservation Area Overlaps Listed Building Overlaps Strat. Employment buffer Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	
Overlaps Minerals Safeguard Overlaps Minerals Safeguarded 100	

## Conclusions

Issues and Options Summary

Whilst not within the Green Belt, the site is set behind existing residential development and is adjacent to an area of woodland and recreation maintained by Parks and Countryside. No direct access.

Site affects others?

Sustainability summary

Significant negative - greenfield site. Minor negative - pollution. Minor positive - access to health and greenspace and flood risk.

Summary of reps

**METRO** 

below contains sites that are classified as 'Sites not considered suitable for allocation for housing' and fall outside 400m of the current core bus network. Consideration needs to be given to if this site would be able to meet the LDF public transport accessibility requirements should housing be brought forward. We agree that these sites would not be suitable for housing development.

R 2.33 476 11 No No No

PRO

ANTI

1232 makins farm land should be developed instead of smaller sites.

Comments on phasing

**DPP Allocation** 

Not proposed as housing allocation

**DPP Allocation Conclusion** 

Whilst not within the Green Belt, the site is set behind existing residential development and is adjacent to an area of woodland and recreation maintained by Parks and Countryside. No direct access.

# 1258 Westerton Road (land to rear of), Tingley WF3

Site Det	ails						
Easting	429184	Northing	425440	Site area ha	1.6	SP7	Smaller Settlement Extension
HMCA	Outer South	n West			Ward	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	No Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description

Greenbelt land with road access to the south.

#### **Greenbelt Assessment**

## 1. Check the unresticted sprawl of large built up areas

Would development lead to/cons	titue ribbon development?	No	
Would development result in an i	No		
Is the site well connected to the I	Yes		
Would development round off the	Partial		
Is there a good existing barrier be and the undeveloped land?	No		
Unrestricted Sprawl Conclusion	Low potential to lead to unrestricted sprawl		

## 2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	Yes
Do features provide boundaries to contain the development?	No
Coalescence Conclusion No merging of settlements	•

#### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	Yes
Does the site include local/national nature conservation areas (SSSIs	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	Yes
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	No

Encroachment Conclusion | Site does not perform an important role in safeguarding from encroachment

## 4. Preserve the setting and special character of historic towns

	• .	
Site within/adjacent to	No	
Can development pres	erve this character?	
Character Conclusion	No effect on the setting and special character of histor	ic features

# Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Strong links to existing settlement. Trees to south provide natural boundary which reduces potential for further sprawl.

#### 1258 Westerton Road (land to rear of), Tingley WF3

# **SHLAA** conclusions Availability: Short (=<5 yrs) Suitability: LDF to determine Achievability: Longterm (11+yrs) Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) The site has access to 3 buses per hour and falls within the accessibility standards for primary education and health, but not 4 secondary education. Access comments Access achievable onto Westerton Road 5 Local network comments Small development unlikely to impact on local network 5 Total score Mitigation measures New footway along site frontage 14 Highways site support yes with mitigation Contingent on other sites Contingent on other sites **Highways Agency** Impact No material impact **Network Status** No objection n/a **Network Rail** Yorkshire Water Treatment Works Knostrop Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study. **Environment Agency** Constraints FZ1 over 1 ha. See comments in main text of our response. LCC Supported with mitigation **Ecology support** Supported with mitigation to protect and enhance the wildlife corridor function along the boundaries to link up with adjacent woodland and Ardley Reservoir Local Nature Area.

## **Outer South West**

# 1258 Westerton Road (land to rear of), Tingley WF3

Ecology boundary

**Education comments** 

3078A+1072+3373A and C+1336+3456A+536+1143B, D and F+2155+1274+1032+1067B+1069+2128

+1258+3365 = 2685 houses generates 671 primary and 268.5 secondary children. 1x2FE and 1xFE primary school required.

Flood Risk

Flood Zone 1. Field drain and pond located along SE corner of the site.

**Utilities** 

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number Proposal Decision % of site

## Spatial relationships

# **UDP Designations**

<b>J</b>		
N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<b>✓</b>	
Sch. Ancient Mon.	0.00	

# **Core Strategy**

Main Urban Area	0.00
Major Settlement	0.00
Minor Settlement	1.00
Overlaps Urban Extension	~

% overlap

# **Regeneration Areas**

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

# Other Spatial Relationship

LCC ownership % 0.00

# 1258 Westerton Road (land to rear of), Tingley WF3

Nearest train station		Morley
Nearest train station distance (	(m)	3469.04
Nearest bus s	top	2976
Nearest bus stop distance (	(m)	93.53
Agricultural classificat	ion Gr	ade 3
Overlaps S	SSI	
Overlaps SI	EGI	
Overlaps L	.NA	
Overlaps L	.NR	
Overlaps Conservation A	rea	
Overlaps Listed Build	ing	
Overlaps Strat. Employment but	ffer	
Overlaps Public Right of V	Vay	<b>✓</b>
Overlaps SFRA Flood Zo	one	
Overlaps EA Flood Zo	one	
Overlaps HSE Major Haz	ard	
Overlaps HSE Gas Pipel	ine	
Overlaps Pot. Contaminat	ion	
Overlaps Minerals Safegu	ıarded	
Overlaps Minerals Safeguarded	100m	

#### 1258 Westerton Road (land to rear of), Tingley WF3

#### Conclusions

Issues and Options Summary

Green Belt site. The site has a long road frontage and strong defensible boundary to south, so relates well to the existing settlement and development would not set a precedent for further sprawl.

Site affects others?

Sustainability summary

Significant negative - greenfield site. Minor negative - ecology mitigation. Minor positive - access to health and greenspace, greenhouse emissions, flood risk, transport network and accessibility.

Summary of reps

METRO

below contains sites that are classified as 'Sites which have potential to be allocated for housing' but fall outside 400m of the current core bus network. Consideration needs to be given to if these sites would be able to meet the LDF public transport accessibility requirements should housing be brought forward. Significant developer contributions will be required at these sites to improve the public transport to meet the council LDF accessibility policies; particularly in the larger sites should these be brought forward for development.

G 1.60 649 4 Yes Yes Yes

PRO

None

ANTI

Traffic - A650 - western road

Comments on phasing

**DPP** Allocation

Preferred housing allocation

**DPP Allocation Conclusion** 

Green Belt site. The site has a long road frontage and strong defensible boundary to south, so relates well to the existing settlement and development would not set a precedent for further sprawl.

#### 1260A Batley Road (Land to north and south of), Tingley, Wakefield WF3 1HA

#### **Site Details**

Easting	428134	Northing	424197	Site area ha	2.7	SP7	Smaller Settlement Extension
HMCA Outer South West		Ward	Ardsley and	Robin Hood			

#### **Site Characteristics**

Site type | Greenfield/Brownfield mix

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Other land uses - None

Topography	Sloping	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

farm buildings on frontage with agricultural land to the rear. Residential development to the NE of the site, and open fields to other boundaries. The Southern site boundary does not appear to have an identified boundary on the ground.

#### **Greenbelt Assessment**

#### 1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	Yes
Would development result in an isolated development?	Yes
Is the site well connected to the built up area?	No
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	Yes
Unrestricted Sprawl Conclusion High potential to lead to unrestri	cted sprawl

#### 2. Prevent neighbouring towns from merging

Would development lead	to physical connection of settlements?	No	
Do features provide boun-	daries to contain the development?	No	
Coalescence Conclusion	No merging but would significantly reduce the green belt ga		

#### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	Yes
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas (SSSIs	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	No
Does the site contain buildings	Yes
Are these buildings used for agricultural purposes?	Yes
Does the site contain buildings	Yes

Encroachment Conclusion Site performs an important role in safeguarding from encroachment

## 4. Preserve the setting and special character of historic towns

Site within/adjacent to	conservation area/listed building/historical features?	No	
Can development pres	erve this character?	No	
Character Conclusion	No effect on the setting and special character of histor		

# Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

The site has been split and whilst site A is the smaller site, it is unrelated to the existing settlement form and development would represent a significant incursion into Green Belt in an area of strategic Green Belt importance, adjacent the boundary with Kirklees. Bat; ey road on the NE

# **Outer South West**

1260A Ba	tley Road (Lar	d to north and south	n of), Tingley, Wak	efield WF3 1HA	
boundary forms a	a defensible greenl	pelt boundary.			
SHLAA conclusion	ons				
Availability: Sho	ort (=<5 yrs)	Suitability:	LDF to determine	Achievability:	Longterm (11+yrs)
Summary of ir	nfrastructure p	provider comments			
Highways Agen Impact	су	Network Status			
Праст		Network Status			
Network Rail					
Yorkshire Wate	r				
Treatment Works					
Environment Ag	jency				
Constraints					
LCC					
Ecology support					
Ecology boundary					
Education commer	nts				
Flood Risk					
<b>Utilities</b> Gas					
Electric					
Fire and Rescue					
Telecoms					
Other					
English Heritage					
Natural England					
Diam'r (**		4/4/0000	- th <b>F</b> 00(-(1)		
Planning History  App Number	Proposal	nce 1/1/2009, covering mor	e inan 50% of the site	Decision % of sit	e

1260A Batley Road (Land to north and south of), Tingley, Wakefield WF3 1HA

# Spatial relationships

#### **UDP Designations** N32 Greenbelt 100.00 % overlap N34 PAS 0.00 RL1 Rural Land 0.00 N1 Greenspace 0.00 N1A Allotments 0.00 N5 Open Space 0.00 N6 Playing Pitch 0.00 N8 Urban Green Corridor 0.00 CC Shopping Quarter 0.00 UDP City Centre 0.00 S2S6 Town Centre 0.00 Proposed Local Centre 0.00 Overlaps N37 SLA

Core Strategy
---------------

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	1.00	
Overlaps Urban Extension	✓	

Red	ienera	tion	<b>Areas</b>
1100	JCI ICI G	CIOII	AI CUS

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

# Other Spatial Relationship

Sch. Ancient Mon.

0.00

0.00
Morley
4081.01
6276
110.75
Grade 3

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<b>~</b>
Overlans Minerals Safeguarded	

Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	
Overlaps Minerals Safeguarde	<b>2</b>
ı J	
Overlaps Minerals Safeguarded 100	m

# 1260A Batley Road (Land to north and south of), Tingley, Wakefield WF3 1HA

onclusions	
sues and Options Summary	
ne site is a greenbelt site. The site has been split and whilst site A is the smaller site, it is unrelated to the existing settlement form a evelopment would represent a significant incursion into Green Belt in an area of strategic Green Belt importance, adjacent the bound rklees. Bat; ey road on the NE boundary forms a defensible greenbelt boundary. Highway concerns re accessibility.	
te affects others?	
ustainability summary	
ummary of reps	
omments on phasing	
PP Allocation	
ot proposed as housing allocation	
PP Allocation Conclusion	

Green Belt site. The site has been split and whilst site A is the smaller site, it is unrelated to the existing settlement form and development would represent a significant incursion into Green Belt in an area of strategic Green Belt importance, adjacent the boundary with Kirklees.

Batley road on the NE boundary forms a defensible greenbelt boundary. Highway concerns re accessibility.

#### 1260B Batley Road (Land to north and south of), Tingley, Wakefield WF3 1HA

# Site Details

Onto Dott	41.0						
Easting	428456	Northing	423909	Site area ha	54.3	SP7	Smaller Settlement Extension
HMCA	Outer South	West			Ward	Ardsley and	Robin Hood

#### **Site Characteristics**

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

**Dwellings** 

Other land uses - None

Topography	Sloping	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	No

Description

Greenfield agricultural site with access road running through the middle of the site and farm builidngs. Majority of site is open farm fields.

#### **Greenbelt Assessment**

#### 1. Check the unresticted sprawl of large built up areas

Would development lead to/const	Yes	
Would development result in an is	solated development?	Yes
Is the site well connected to the I	built up area?	No
Would development round off the	No	
Is there a good existing barrier be and the undeveloped land?	Yes	
Unrestricted Sprawl Conclusion	High potential to lead to unrestrict	cted sprawl

#### 2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlement	ents? No
Do features provide boundaries to contain the development?	t? No
Coalescence Conclusion No merging but would significant	ntly reduce the green belt gap

#### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	Yes
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas (SSSIs	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	No
Does the site contain buildings	Yes
Are these buildings used for agricultural purposes?	Yes

Encroachment Conclusion | Site performs an important role in safeguarding from encroachment

#### 4. Preserve the setting and special character of historic towns

	<b>5</b> .	
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 his		ic features

# Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

The site has been split and whilst site A is the smaller site, it is unrelated to the existing settlement form and development would represent a significant incursion into Green Belt in an area of strategic Green Belt importance, adjacent the boundary with Kirklees. Bat; ey road on the NE

# **Outer South West**

1260B Batle	ey Road (Land to north and sou	th of), Tingley, Wal	kefield WF3 1HA	
boundary forms a de	efensible greenbelt boundary.			
SHLAA conclusions	•			
Availability: Short	(=<5 yrs) Suitability	: LDF to determine	Achievability:	Longterm (11+yrs)
Summary of infr	astructure provider comments			
Highways Agency				
Impact	Network Status			
Impuct	INCOMOTIVO STATUS			
Network Rail				
Yorkshire Water				
Treatment Works				
<b>Environment Ager</b>	ісу			
Constraints				
LCC	1			
Ecology support				
Ecology boundary				
Education comments				
Flood Risk				
Utilities	1			
Gas				
Electric				
Fire and Rescue				
Telecoms				
Other				
English Heritage				
Natural England				
	A II II			
Planning History  App Number	Applications since 1/1/2009, covering m  Proposal	ore than 50% of the site	Decision % of site	
The manner	i roposai		PC0131011 /0 UI SILE	•

Batley Road (Land to north and south of), Tingley, Wakefield WF3 1HA 1260B

# Spatial relationships

<b>UDP Designations</b>		
N32 Greenbelt	99.99	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<b>✓</b>	

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	1.00	
Overlaps Urban Extension	<b>~</b>	
	_	

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

# Other Spatial Relationship

Sch. Ancient Mon.

LCC ownership %	0.00
Nearest train station	Morley
Nearest train station distance (m)	4453.94
Nearest bus stop	6624
Nearest bus stop distance (m)	147.41

Agricultural classification Grade 3

0.00

Overlaps SSSI				
Overlaps SEGI				
Overlaps LNA	<b>✓</b>			
Overlaps LNR				
Overlaps Conservation Area				
Overlaps Listed Building	<b>✓</b>			
Overlaps Strat. Employment buffer				
Overlaps Public Right of Way	<b>✓</b>			
Overlaps SFRA Flood Zone	<b>✓</b>			
Overlaps EA Flood Zone	<b>~</b>			
Overlaps HSE Major Hazard	$\Box$			
Overlaps HSE Gas Pipeline				
Overlaps Pot. Contamination	<b>~</b>			
Overlaps Minerals Safeguarded	1 -			
Overlaps willerals safeguarded				

Overlaps Minerals Safeguarded
Overlaps Minerals Safeguarded 100m

and this site B forms the larger of the two sites.

# 1260B Batley Road (Land to north and south of), Tingley, Wakefield WF3 1HA

Conclusions	
Issues and Options Summary	
	te is unrelated to the existing settlement form and development would represent a significant incursion into reen Belt importance, adjacent the boundary with Kirklees. Highway concerns re accessibility. The site has larger of the two sites.
Site affects others?	
Sustainability summary	
Summary of reps	
Comments on phasing	
DPP Allocation	
Not proposed as housing allocation	
DPP Allocation Conclusion	

Green Belt site. The site is unrelated to the existing settlement form and development would represent a significant incursion into Green Belt in an area of strategic Green Belt importance, adjacent the boundary with Kirklees. Highway concerns re accessibility. The site has been split

## **Outer South West**

# 1266 Wakefield Road (land at), Drighlington

Site Details							
Easting	423392	Northing	428245	Site area ha	5.5	SP7	Smaller Settlement Extension
HMCA Outer South West			Ward	Morley Nort	th		

#### **Site Characteristics**

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Storage

Restaurants and Cafes

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Poorly defined	Road front	Yes

Description

## **Greenbelt Assessment**

# 1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	No
Would development result in an isolated development?	No
Is the site well connected to the built up area?	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	

Unrestricted Sprawl Conclusion

# ${\bf 2.\ Prevent\ neighbouring\ towns\ from\ merging}$

Would development lead	No
Do features provide boun	No
Coalescence Conclusion	

#### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary	No	
Does the site provide acces	s to the countryside	No
Does the site include local/	national nature conservation areas (SSSIs	No
Areas of protected/unprote	No	
Site includes Grade 1, Grad	Yes	
Does the site contain buildi	No	
Are these buildings used fo	No	
Encroachment Conclusion		

# 4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	No
Can development preserve this character?	

Character Conclusion

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Development would lead to the merging of Drighlington and Gildersome, contrary to one of the purposes of Green Belts to prevent coalescence of settlements.

#### **SHLAA** conclusions

Availability: Short (=<5 yrs) Suitability: LDF to determine Achievability: Longterm (11+yrs)

# Summary of infrastructure provider comments LCC Highways Comments Rank (1-5) Public transport accessibility comments The site has access to 3 buses per hour, 60% of the site has access to primary education and 50% of the site has access to health 3 and secondary education Access comments Access achievable from Wakefield Road 5 Local network comments Small scale development with limited impact on local network - potential for cumulative imapct on strategic road network 4 Total score Mitigation measures full footway on Wakefield Road frontage 12 Highways site support yes with mitigation Contingent on other sites Contingent on other sites

#### **Highways Agency**

	Impact	No material impact	Network Status	No objection	
Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of Morley/Gildersome cluster					

#### **Network Rail**

#### Yorkshire Water

Treatment Works Knostrop

Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

#### **Environment Agency**

FZ1 over 1 ha and site is on top of an historic landfill site. See comments in main text of our response

LCC	1		
Ecology support	Supported		
Supported			
Ecology boundary			
Education comments			
Flood Risk	7		
Flood Zone 1.			
Utilities			
Gas			
Electric			
Fire and Rescue	1		
Telecoms			
Other			
English Heritage			
Natural England			
Planning History	Applications since 1/1/2009, covering more than 50% of the site		
App Number	Proposal	Decision	% of site

# Spatial relationships

# **UDP Designations**

ODI Designations		
N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	
'		

# **Core Strategy**

Main Urban Area	0.00
Major Settlement	0.00
Minor Settlement	1.00
Overlaps Urban Extension	<b>~</b>

% overlap

# Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

# Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Morley
Nearest train station distance (m)	3575.30
Nearest bus stop	3755
Nearest bus stop distance (m)	129.19
Agricultural classification	Grade 3
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	$\overline{\sqcap}$
Overlaps Pot. Contamination	<b>✓</b>
Overlaps Minerals Safeguarde	ed
Overlaps Minerals Safeguarded 100	m

## Conclusions

Issues and Options Summary

Green Belt site. Development would lead to the merging of Drighlington and Gildersome, contrary to one of the purposes of Green Belts to prevent coalescence of settlements.

Site affects others?

Sustainability summary

Significant negative - access to greenspace, greenfield site and pollution. Minor positive - flood risk.

Summary of reps

For Development

Though a Green Belt site it is bounded on two sides by major roads that form defensible boundaries and does nothing to prevent merger of Drighlington and Gildersome.

This whole area represents a natural arch in the aerial view of the development plan.

It is surrounded by a natural defended boundary.

Against Development

Agree with red allocation.

Statutory

The site is not considered suitable for allocation for housing' and fall outside 400m of the current core bus network.

Consideration needs to be given to if this site would be able to meet the LDF public transport accessibility requirements should housing be brought forward.

We agree that these sites would not be suitable for housing development. (Metro)

Comments on phasing

**DPP Allocation** 

Not proposed as housing allocation

**DPP Allocation Conclusion** 

Green Belt site. Development would lead to the merging of Drighlington and Gildersome, contrary to one of the purposes of Green Belts to prevent coalescence of settlements.

# 1274 East Ardsley (land north of) WF3

Site Details							
Easting	430014	Northing	425814	Site area ha	14.5	SP7	Smaller Settlement Extension
HMCA	Outer South West				Ward	Ardsley and	I Robin Hood

## **Site Characteristics**

Site type Mixed

On-site land uses

Agriculture

Shops

Neighbouring land uses

Dwellings

Agriculture

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

# **Greenbelt Assessment**

## 1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue	No		
Would development result in an isola	No		
Is the site well connected to the built	No		
Would development round off the se	No		
Is there a good existing barrier between the undeveloped land?	No		
Unrestricted Sprawl Conclusion Hi	High potential to lead to unrestricted sprawl		

# 2. Prevent neighbouring towns from merging

Would development lead	No		
Do features provide boun	No		
Coalescence Conclusion	No merging but there is no defensible boundary		

## 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	Yes
Does the site include local/national nature conservation areas (SSSIs	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	Yes
Does the site contain buildings	Yes
Are these buildings used for agricultural purposes?	No

Encroachment Conclusion Site performs an important role in safeguarding from encroachment

# 4. Preserve the setting and special character of historic towns

Site within/adjacent to	conservation area/listed building/historical features?	No			
Can development pres	erve this character?				
Character Conclusion No effect on the setting and special character of historic features					

# 1274 East Ardsley (land north of) WF3

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Potential for limited further sprawl but beyond this is contained by road. Provides access to countryside.

### **SHLAA** conclusions

Availability: Short (=<5 yrs) Suitability: LDF to determine Achievability: Medium (6-10yrs)

### Summary of infrastructure provider comments

# **LCC Highways Comments** Public transport accessibility comments Rank (1-5) The site has access to 2-3 buses per hour (better to west of site). 60% of the site lies within the accessibility zone for primary 3 education and health, but not secondary education Access comments Located adjacent to busy signalised junction and access to large site not ideal - best coming through site 1032 and or 2155 3 Local network comments Located adjacent to busy signalised junction and access to large site not ideal - best coming through site 1032 3 **Total score** Mitigation measures Too close to junction 9 Highways site support Contingent on other sites

# **Highways Agency**

Contingent on other sites

Impact	Minimal material impact	Network Status	No objection subject to satisfactory mitigation		
Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of Dewsbury Road cluster.					

### **Network Rail**

### Yorkshire Water

Treatment Works Knostrop

combine with 1032 and or 2155 for better access

combine with 1032 and or 2155 for better access

Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

# **Environment Agency**

Constraints

FZ1 over 1 ha. See comments in main text of our response.

# **Outer South West**

East Ardsley (land north of) WF3

1274

LCC								
Ecology support	Unknown							
Unknown Impact - fu	irther botanical surveys required to	confirm value.						
Ecology boundary								
Site assessment need	ded.							
Education comments								
		, D and F+2155+1274+1032+1067	/B+1069+210	28				
		d 268.5 secondary children. 1x2FE a						
Flood Risk								
Flood Zone 1. Field d	rain runs along NW boundary.							
Utilities								
Gas								
Electric								
Fire and Rescue								
Telecoms								
relections								
Other								
English Heritage								
		e and chimney which are Listed Gra		ng Listed Buildings or their setting or any				
features of special ar	chitectural or historic interest which	h they possess. Consequently, before	re allocating	this area, there would need to be some				
	ontribution this currently undevelor nave upon their significance.	ped area makes to the signficance of	f these assets	s and what effect its loss and subsequent				
If allocated, any deve		ould need to ensure that those elem	nents which c	ontribute to the significance of these assets				
are not harmed.								
Natural England								
Planning History	Applications since 1/1/2009, cover	ing more than 50% of the site						
App Number	Proposal	De	ecision	% of site				
Spatial relationship	ps							
<b>UDP</b> Designat	ions	Core Strategy						
obi besignat	55. 55.g.iation5							

# 1274 East Ardsley (land north of) WF3

N32 Greenbelt	90.07	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	1.00	
Overlaps Urban Extension	<b>V</b>	
	_	

Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

# Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Morley
Nearest train station distance (m)	3814.97
Nearest bus stop	8484
Nearest bus stop distance (m)	305.97
Agricultural classification	Grade 3
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	<b>✓</b>
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	<b>✓</b>
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	$\overline{\Box}$
Overlaps Pot. Contamination	<b>✓</b>
Overlaps Minerals Safeguarde	ed
Overlaps Minerals Safeguarded 100	m

# 1274 East Ardsley (land north of) WF3

### Conclusions

Issues and Options Summary

Green Belt site. Development of the site in conjunction with adjacent site 2155 could be considered to round off the settlement form, although the scale of development cumulatively with other sites would be large. Highway concerns reaccessibility and access provision requires adjacent sites for acceptable access.

Site affects others?

May be a coalscence issue if all neighbouring sites are brought together Ardsley and East Ardsley

Sustainability summary

Significant negative - greenfield site. Minor negative - employment and economic growth, community cohesion and local distinctiveness (out of scale with settlement). Minor positive- access to greenspace and flood risk.

# Summary of reps

For Development

We consider that the work provided to date gives a clear indication that there are no constraints to development and that the site should be allocated a housing site.

### Against Development

Air quality.

Reclassify as 'red' given the councils obvious concerns regarding highways safety and accessibility.

There is the obvious potential for a ransom situation which could severely affect the sites deliverability.

Collectively (together with 2155) they are completely unacceptable and should be made Red.

### Statutory.

This site includes Ardsley Mill and attached engine house and chimney which are Listed Grade II.

There is a requirement in the 1990 Act that `:special regard" should be had to the desirability of preserving Listed Buildings or their setting or any features of special architectural or historic interest which they possess.

Consequently, before allocating this area, there would need to be some assessment of what contribution this currentlyundeveloped area makes to the significance of these assets and what effect its loss and subsequent development might have upon their significance.

If allocated, any development proposals for this area would need to ensure that those elements which contribute to the significance of these assets are not harmed. (English Heritage)

The site falls outside 400m of the current core bus network. Consideration needs to be given to if this site would be able to meet the LDF public transport accessibility requirements should housing be brought forward.

We are be minded to recommend that these site were not prioritised for housing until other more accessible site have been considered. (Metro)

# Comments on phasing

### DPP Allocation

Not proposed as housing allocation

### **DPP Allocation Conclusion**

Green Belt site. Development of the site in conjunction with adjacent site 2155 could be considered to round off the settlement form, although the scale of development cumulatively with other sites would be large. Highway concerns re accessibility and access provision requires adjacent sites for acceptable access.

Site Details								
Easting	428202	Northing	427910	Site area ha	3.5	SP7	Major Settlement Extension	
HMCA	HMCA Outer South West				Ward	Morley Sou	th	

# **Site Characteristics**

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

Topography	Sloping	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description

# **Greenbelt Assessment**

# 1. Check the unresticted sprawl of large built up areas

Would development lead to/cons	titue ribbon development?	No
Would development result in an i	No	
Is the site well connected to the I	Yes	
Would development round off the	Partial	
Is there a good existing barrier between the existing urban area and the undeveloped land?		No
Unrestricted Sprawl Conclusion	ted sprawl	

# 2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	Yes
Do features provide boundaries to contain the development?	No
Coalescence Conclusion No merging of settlements	•

# 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas (SSSIs	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	No
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	No

Encroachment Conclusion | Site does not perform an important role in safeguarding from encroachment

# 4. Preserve the setting and special character of historic towns

	<b>.</b>	
Site within/adjacent to	conservation area/listed building/historical features?	No
Can development pres	erve this character?	
Character Conclusion	No effect on the setting and special character of histor	ic features

# Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Strong links to urban area. Fairly well contained, could only sprawl into site 1275B. Could partially round off settlement with neighbouring site 1279 to south.

# **SHLAA** conclusions Availability: Short (=<5 yrs) Suitability: LDF to determine Achievability: Longterm (11+yrs) Summary of infrastructure provider comments **LCC Highways Comments** Rank (1-5) Public transport accessibility comments All of the site has access to 4 buses per hour and lies within the accessibility zone for primary education and 50% of the site to secondary education but not to health. Access to local services 4 Access comments Access from Wide Lane would require widening into site and the loss of all trees on boundary 4 Local network comments Site may require some off-site mitigation works 4 Total score Mitigation measures Could provide access to adjacent sites 12 Highways site support yes with mitigation Contingent on other sites would be required to access adjacent sites. Access solution requires consideration of 3069 & 1279 Contingent on other sites would be required to access adjacent sites. Access solution requires consideration of 3069 & 1279 **Highways Agency Network Status** Impact No objection **Network Rail** Yorkshire Water Treatment Works Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

# **Environment Agency**

Constraints

FZ1 over 1 ha. See comments in main text of our response.

LC	٠.		
_			

Ecology support Supported

Supported

# **Outer South West**

# 1275A Wide Lane (land north of), Morley

Ecology boundary			
Education comments			
1319+1284A+1320- school, no expansion	-1275A+1285+2036 = 565 houses generates 141 primary and 56 poptions available in Morley, so land would be sought.	.5 secondary chil	dren. Although not enough children for a new
Flood Risk			
Flood Zone 1			
I Iniliai			
Utilities			
Gas			
	1		
Electric			
Fire and Rescue			
Telecoms			
Other	1		
English Heritage			
3			
Natural England			
Tatarar Engrana			
1			
Planning History	Applications since 1/1/2009, covering more than 50% of the site		
App Number	Proposal	Decision	% of site

# Spatial relationships

# **UDP Designations**

obi besignations		
N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

# **Core Strategy**

Main Urban Area	0.00	% overlap
Major Settlement	1.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>✓</b>	

# **Regeneration Areas**

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

# Other Spatial Relationship

LCC ownership %	0.00
-----------------	------

	Nearest train station		Morley
Near	rest train station distance	(m)	1252.59
	Nearest bus s	top	7212
N	Nearest bus stop distance	(m)	140.65
	Agricultural classificat	tion	Grade 3
	Overlaps S	SSI	
	Overlaps S	EGI	
	Overlaps I	NA	
	Overlaps I	NR	
	Overlaps Conservation A	rea	
	Overlaps Listed Build	ling	
Overl	aps Strat. Employment bu	ffer	
	Overlaps Public Right of V	Vay	
	Overlaps SFRA Flood Z	one	
	Overlaps EA Flood Z	one	
	Overlaps HSE Major Haz	ard	
	Overlaps HSE Gas Pipe	line	
	Overlaps Pot. Contamina	tion	<b>✓</b>
	Overlaps Minerals Safego	uard	ed
Over	laps Minerals Safeguarded	100	)m

# Conclusions

### Issues and Options Summary

Green Belt site. The site extends to the east of Morley and has been split into two sections. Site A adjoins the urban area and whilst extending beyond the existing settlement, would still allow a green buffer to remain along Dewsbury Road corridor, maintaining a Green Belt gap between Morley and Middleton. If developed with site 1279 it could round off the settlement.

Site affects others?

### Sustainability summary

Significant negative - greenfield site. Minor negative - access to health. Minor positive - access to greenspace, greenhouse emissions, flood risk, transport network and accessibility.

# Summary of reps

### For Development

The site is deliverable when considered against the definition of deliverable in the Framework (footnote 11 of paragraph 47). The site is available now given the agreement in place between the landowners and a national housebuilder.

### Against Development

Infrastructure cannot cope with the proposed additional households.

Access at capacity.

The site provides a green barrier between A653 and Morley

Any further development at sites 1275A and 1279 would reduce the Green Belt between the existing residential boundary and the A653 Dewsbury Road to a narrow strip which would put pressure in future years to extend residential use further east. The site should be red.

# Statutory

From a public transport perspective, we would encourage the prioritisation of these sites based on the proximity to the core public transport network and the bus service frequency levels.

Comments on phasing

### **DPP Allocation**

Not proposed as housing allocation

### DPP Allocation Conclusion

Green Belt site. The site extends to the east of Morley and has been split into two sections. Site A adjoins the urban area and whilst extending beyond the existing settlement, would still allow a green buffer to remain along Dewsbury Road corridor, maintaining a Green Belt gap between Morley and Middleton. If developed with site 1279 it could round off the settlement.

Site Deta	ails						
Easting	428407	Northing	427935	Site area ha	6.4	SP7	Major Settlement Extension

Ward

Morley South

# **Site Characteristics**

Site type Greenfield

Outer South West

On-site land uses

Agriculture

**HMCA** 

Dwellings

Neighbouring land uses

Agriculture

Other

Transport tracks and ways

Other land uses

Public House

Topography Sloping	Landscape Limited Tree Cover
Boundaries Partially well-defined	Road front Yes

Description

# **Greenbelt Assessment**

# 1. Check the unresticted sprawl of large built up areas

Would development lead to/cons	titue ribbon development?	No
Would development result in an isolated development?		Yes
Is the site well connected to the I	built up area?	No
Would development round off the	Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?		Yes
Unrestricted Sprawl Conclusion	Low potential to lead to unrestrict	ed sprawl

# 2. Prevent neighbouring towns from merging

z. i rovone noignbourn		
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	re the green helt gan

# 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	Yes
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas (SSSIs	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	No
Does the site contain buildings	Yes
Are these buildings used for agricultural purposes?	No

Encroachment Conclusion | Site does not perform an important role in safeguarding from encroachment

# 4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	No
Can development preserve this character?	
Character Conclusion No effect on the setting and special character of history	ic features

# Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Well contained by motorway, however, would reduce green belt separation between Morley and Middleton.

### **SHLAA** conclusions

Availability: Short (=<5 yrs) Suitability: LDF to determine Achievability: Longterm (11+yrs)

### Summary of infrastructure provider comments

to health and secondary education. Access to local services

### **LCC Highways Comments**

Public transport accessibility comments

The site has 100% access to buses per hour and all of the site lies within the accessibility zone for primary education. Poor access

3

Rank (1-5)

Access comments

Access from Wide Lane would require widening into site and the loss of all trees on boundary

4

Local network comments

Site may require some off-site mitigation works

4

Mitigation measures

Could provide access to adjacent sites

Total score

Highways site support

yes with mitigation

Contingent on other sites

would be required to access adjacent sites. Access solution requires consideration of 3069 & 1279

Contingent on other sites

would be required to access adjacent sites. Access solution requires consideration of 3069 & 1279

### **Highways Agency**

Impact Network Status

No objection

### **Network Rail**

### Yorkshire Water

Treatment Works Knostrop

knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

# **Environment Agency**

Constraints

FZ1 over 1 ha. See comments in main text of our response.

LCC			
Ecology support	Supported		
Supported			
Ecology boundary			
Education comments			
Flood Risk			
Flood Zone 1			
<b>Utilities</b> Gas			
Electric			
Fire and Rescue			
Telecoms			
Other			
English Heritage			
Natural England			
Planning History	Applications since 1/1/2009, covering more than 50% of the site		
App Number	Proposal	Decision	% of site

# Spatial relationships

UDP De	esigr	natio	ns
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ODI Designations		
N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

# **Core Strategy**

Main Urban Area	0.00
Major Settlement	0.00
Minor Settlement	0.00
Overlaps Urban Extension	<b>~</b>

% overlap

# **Regeneration Areas**

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

# Other Spatial Relationship

C ownership %	0.00
rain station	Morley
on distance (m)	1452.32
earest bus stop	516
op distance (m)	178.60
ral classification (	Grade 3
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
nservation Area	
Listed Building	
oloyment buffer	
ic Right of Way	
FRA Flood Zone	
EA Flood Zone	
E Major Hazard	
SE Gas Pipeline	
Contamination	<b>✓</b>
nerals Safeguarde	d
Safeguarded 100r	n 🗌

# Conclusions

Issues and Options Summary

Green Belt site. The site extends to the east of Morley and has been split into two sections. Site B is the western section of site 1275 and provides important separation between settlements.

Site affects others?

Sustainability summary

Significant negative - greenfield site. Minor negative - access to health and pollution. Minor positive - greenhouse emissions, flood risk, transport network and accessibility.

Summary of reps

For Development

The site is deliverable when considered against the definition of deliverable in the Framework (footnote 11 of paragraph 47). The site is available now given the agreement in place between the landowners and a national housebuilder.

Against Development

Agree with red allocation

Statutory

From a public transport perspective, we would encourage the prioritisation of these sites based on the proximity to the core public transport network and the bus service frequency levels. (Metro)

Comments on phasing

**DPP Allocation** 

Not proposed as housing allocation

**DPP Allocation Conclusion** 

Green Belt site. The site extends to the east of Morley and has been split into two sections. Site B is the western section of site 1275 and provides important separation between settlements.

# 1279 Wide Lane - Owlers Farm Extension, Morley

Site Deta	ails						
Easting	428268	Northing	427628	Site area ha	3.5	SP7	Major Settlement Extension
HMCA	Outer South	n West			Ward	Morley Sou	th

# **Site Characteristics**

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Post and Telecom

Other land uses - None

Topography	Sloping	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description

# **Greenbelt Assessment**

# 1. Check the unresticted sprawl of large built up areas

Would development lead to/cons	titue ribbon development?	No
Would development result in an i	solated development?	Yes
Is the site well connected to the	built up area?	No
Would development round off the	e settlement?	Partial
Is there a good existing barrier b and the undeveloped land?	etween the existing urban area	No
Unrestricted Sprawl Conclusion	Low potential to lead to unrestric	ted sprawl

# 2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?		Yes
Do features provide boundaries to contain the development?		No
Coalescence Conclusion No merging of settlements		

# 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	Yes
Does the site provide access to the countryside	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

	<b>.</b>			
Site within/adjacent to	No			
Can development pres	erve this character?			
Character Conclusion No effect on the setting and special character of historic features				

# Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Would need to be developed alongside site to west to link to settlement. Limited potential for sprawl as the site is contained by highway network.

# 1279 Wide Lane - Owlers Farm Extension, Morley

# **SHLAA** conclusions Availability: Short (=<5 yrs) Suitability: LDF to determine Achievability: Longterm (11+yrs) Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Meets Core Strategy standards with exception of health and local services 4 Access comments Access from Wide Lane would require widening into site and the loss of all trees on boundary 4 Local network comments Site may require some off-site mitigation works 4 Total score Mitigation measures Could provide access to adjacent sites 12 Highways site support yes with mitigation Contingent on other sites joint appraoch with 3069, 1285, 3120 & 1018 (inc access). Access solution nrequires consideration of 1275 Contingent on other sites joint appraoch with 3069, 1285, 3120 & 1018 (inc access). Access solution nrequires consideration of 1275

### **Highways Agency**

Impact	No material impact	Network Status	No objection		
Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of Morley/Gildersome cluster.					

# **Network Rail**

### Yorkshire Water

Treatment Works Knostrop

Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

# **Environment Agency**

Constraints

small encroachment of flood zoes 2/3. see comments in main text of our response.

LCC

Ecology support Supported with mitigation

Supported with mitigation to protect and enhance the marshy grassland/fen located to the southern area (approx southern 40 metres) through restricting public access and creating a native species scrub/woodland buffer.

# **Outer South West**

# 1279 Wide Lane - Owlers Farm Extension, Morley Ecology boundary Education comments Flood Risk Flood Zone 1. Topcliffe Beck runs along the Souther boundary of the site. There are a couple of large dia public sewers crossing the site. Utilities Gas Electric Fire and Rescue Other English Heritage Natural England

# Spatial relationships

**Planning History** 

**App Number** 

UDP Designations		
N32 Greenbelt	99.78	
N34 PAS	0.23	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

**Proposal** 

Core Strategy	
Main Urban Araa	0.00

Applications since 1/1/2009, covering more than 50% of the site

overlap

Main Urban Area	0.00	% overlap
Major Settlement	1.00	
Minor Settlement	0.00	
Overlaps Urban Extension		

Decision

% of site

Regeneration Areas	

erla

# Other Spatial Relationship

LCC ownership %	0.00
-----------------	------

# 1279 Wide Lane - Owlers Farm Extension, Morley

Nearest train station		Morley
Nearest train station distance (	(m)	1388.60
Nearest bus s	top	4947
Nearest bus stop distance (	(m)	156.80
Agricultural classificat	ion	Grade 3
Overlaps S	SSI	
Overlaps SE	EGI	
Overlaps L	NA	
Overlaps L	.NR	
Overlaps Conservation A	rea	
Overlaps Listed Build	ing	
Overlaps Strat. Employment but	ffer	
Overlaps Public Right of V	Vay	
Overlaps SFRA Flood Zo	one	✓
Overlaps EA Flood Zo	one	<b>✓</b>
Overlaps HSE Major Haza	ard	
Overlaps HSE Gas Pipel	ine	
Overlaps Pot. Contaminat	ion	<b>✓</b>
Overlaps Minerals Safegu	ıarde	ed
Overlaps Minerals Safeguarded	100	m

# 1279 Wide Lane - Owlers Farm Extension, Morley

# Conclusions

### Issues and Options Summary

Green Belt site. This would need to be developed alongside the adjacent Protected Area of Search (PAS) site 1285 for it to be connected to the urban area. The site extends to the east of Morley and there is potential for this site alongside 1275A to the north to round off the settlement if both sites were brought forward for development. This would still leave a green gap between the sites within the Dewsbury Road corridor, and retain a sense of separation between Morley and Middleton to the east.

Site affects others?

### Sustainability summary

Significant negative - greenfield site. Minor negative - access to health and ecology mitigation. Minor positive - greenhouse emissions, flood risk, transport network and accessibility.

### Summary of reps

### For Development

We consider that development can be achieved on the sites in the short term i.e. within 5 years and leading into the medium to longer term. Development of the site will not lead to coalescence of settlements and that the site does not perform an important role in safeguarding the countryside from encroachment.

the site is well served by public transport and is located within a reasonable walking distance of bus stops on Wide Lane.

# Against Development

local infrastructure cannot cope with the proposed additional households.

### Springs on the land

severe gradient would need underpinning from road to site

Any further development at sites 1275A and 1279 would reduce the Green Belt between the existing residential boundary and the A653 Dewsbury Road to a narrow strip which would put pressure in future years to extend residential use further east. Ste should be red.

### Statutory

From a public transport perspective, we would encourage the prioritisation of these sites based on the proximity to the core public transport network and the bus service frequency levels.

Comments on phasing

# **DPP Allocation**

Not proposed as housing allocation

# **DPP Allocation Conclusion**

Green Belt site. This would need to be developed alongside the adjacent Protected Area of Search (PAS) site 1285 for it to be connected to the urban area. The site extends to the east of Morley and there is potential for this site alongside 1275A to the north to round off the settlement if both sites were brought forward for development. This would still leave a green gap between the sites within the Dewsbury Road corridor, and retain a sense of separation between Morley and Middleton to the east.

# 1280 Station Road (land at), Morley

Site Details								
Easting	426670	Northing	428197	Site area ha		0.6	SP7	Major Settlement Infill
HMCA	HMCA Outer South West			Ward	Morley Nor	th		

# **Site Characteristics**

Site type Greenfield

On-site land uses

Outdoor amenity and open space

Neighbouring land uses

Dwellings

Manufacturing and Wholesale

Other land uses - None

Topography	Sloping	Landscape	Significant Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description

# **Greenbelt Assessment - Not Required**

# 1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?		
Would development result in an isolated development?		
Is the site well connected to the built up area?		
Would development round off the settlement?		
Is there a good existing barrier between the existing urban area and the undeveloped land?		
Unrestricted Sprawl Conclusion		

Unrestricted Sprawl Conclusion

# 2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?				
Do features provide boundaries to contain the development?				

Coalescence Conclusion

# 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
	,

Encroachment Conclusion

# 4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?			
Can development preserve this character?			

Character Conclusion

# Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Supported

# 1280 Station Road (land at), Morley

Access comments    Cocclination   Co	SHLAA conclusions					
Summary of infrastructure provider comments  LEC Highways Comments  Rank (1-5)  Moets Core Strategy standards  Access comments  Access comments  Access from Station Rd - complicated by steep nature of site  I a a standard of the state of site of si		E vro)	Suitability.	LDE to determine	Ashiovshility	Longtorm (11 Lyro)
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Access comments Access from Station Rd - compilicated by steep nature of site  3 Local network comments Small site unlikely to impact on local network  5 Mitigation measures  Total score  Highways site support  yes  Contingent on other sites  Contingent on other sites  Contingent on other sites  No objection  Notwork Rail Footbridge to replace nearby L.C: Morley Station Improvements (including disabled access) General asset protection issues  Vorkshire Water  Treatment Works  Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low levels are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low levels are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low levels are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low levels are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low levels are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low levels are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low levels present at 10% or greater loraceae in population served by the works should take into account availables sewerage and WwiTW capacity. If a development would be determined by a developer funded feasibility study.  Environment Agency  Constraints	LCC Highways Com	ments				
Access from Station Rd - complicated by steep nature of site  3  Access from Station Rd - complicated by steep nature of site  3  Mitigation measures  Total score  13  Highways site support  yes  Contingent on other sites  Contingent on other sites  Contingent on other sites  Highways Agency  Impact I No material impact No material impact Network Status No objection  n/a  Network Rail  Footbridge to replace nearby LC; Morley Station Improvements (including disabled access) General asset protection issues  Yorkshire Water  Treatment Works Knostrop  Treatment Works Water  Treatment Works Water  Treatment Works Water  Treatment Works Water are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop Piliph and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop Piliph and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop Piliph and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop Piliph and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop Piliph and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop Piliph and Low level are large works which serve the bulk of Leeds	Public transport access	sibility comments				Rank (1-5)
Access from Station Rd - complicated by steep nature of site    3	Meets Core Strategy s	tandards				5
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Small site unlikely to impact on local network  Total score  It a  Mitigation measures  Total score  It a  Highways site support  yes  Contingent on other sites  Contingent on other sites  Contingent on other sites  Contingent on other sites  Contingent No material impact Network Status No objection  n/a  Network Rail  Footbridge to replace nearby LC: Morley Station Improvements (including disabled access) General asset protection issues  Yorkshire Water  Treatment Works Knostrop  Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level are large works which serve the site. The forthorming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available severage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions.						3
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Contingent on other sites  No objection  No objection  Contingent on other sites  No objection  No objection  Contingent on other sites  No objection  Notation						
Contingent on other sites  Network Status No objection  Na  Network Rail  Footbridge to replace nearby LC; Morley Station Improvements (including disabled access) General asset protection issues  Vorkshire Water  Treatment Works Knostrop  Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Waters Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with WWs investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.  Environment Agency  Constraints	Highways site support					
Highways Agency Impact No material impact Network Status No objection  Network Rail Footbridge to replace nearby LC; Morley Station Improvements (including disabled access) General asset protection issues  Yorkshire Water  Treatment Works Knostrop  Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YVPs investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into accoverage and WMVTV capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.  Environment Agency Constraints	yes					
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Constraints						
Constraints	Environment Agend	cv				
FZ1 under 1 ha. See comments in main text of our response.	Constraints					
	FZ1 under 1 ha. See o	comments in main t	ext of our response.			
	100					
	Ecology support	Supported				

# **Outer South West**

# 1280 Station Road (land at), Morley Ecology boundary **Education comments** Flood Risk Flood Zone 1. Culvert runs through site adjacent to Southern boundary. Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England **Planning History** Applications since 1/1/2009, covering more than 50% of the site % of site **App Number Proposal** Decision

# Spatial relationships

<b>UDP Designations</b>		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	98.21	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	0.00	% overlap
Major Settlement	1.00	
Minor Settlement	0.00	
Overlaps Urban Extension		

Regeneration Areas				
Inner South RA	0.00	% overlap		
LB Corridor RA	0.00			
EASEL RA	0.00			
Aire Valley RA	0.00			
West Leeds Gateway	0.00			
ss. 2000s Outoway	0.00			

# Other Spatial Relationship

LCC ownership %	0.00
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# 1280 Station Road (land at), Morley

Nearest train station	Morley
Nearest train station distance (m	307.86
Nearest bus stop	3426
Nearest bus stop distance (m	) 48.69
Agricultural classification	Urban
Overlaps SSS	I
Overlaps SEG	I
Overlaps LNA	Α
Overlaps LNI	₹
Overlaps Conservation Are	а
Overlaps Listed Building	g
Overlaps Strat. Employment buffe	r
Overlaps Public Right of Wa	у
Overlaps SFRA Flood Zon	е
Overlaps EA Flood Zon	е
Overlaps HSE Major Hazard	d 🗆
Overlaps HSE Gas Pipelin	е
Overlaps Pot. Contamination	<b>1</b>
Overlaps Minerals Safeguar	ded
Overlaps Minerals Safeguarded 10	00m

# 1280 Station Road (land at), Morley

# Conclusions

Issues and Options Summary

The site is designated as N1 Greenspace on the existing UDP - Loss of greenspace would need to be considered through the greenspace review. See greenspace section, page 37, question G13. The site is in a densely built up area, with employment and residential uses adjacent.

Site affects others?

Sustainability summary

Significant negative - loss of greenspace and greenfield site. Significant positive - greenhouse emissions, transport network and accessibility. Minor negative - access to schools and health and flood risk.

Summary of reps

For Development Release for housing

Against Development Retain as green space. Agree with reed allocation.

Statutory

This site (in principle) would be acceptable for housing development from a public transport point of view. (Metro)

Comments on phasing

**DPP Allocation** 

Not proposed as housing allocation

**DPP Allocation Conclusion** 

The site is designated as N1 Greenspace on the existing UDP - Loss of greenspace would need to be considered through the greenspace review. See greenspace section, page 37, question G13. The site is in a densely built up area, with employment and residential uses adjacent.

# 1281A Bruntcliffe Road, Morley

Site Details							
Easting	425364	Northing	426776	Site area ha	7.8	SP7	Major Settlement Infill
HMCA	Outer South West				Ward	Morley Sou	th

# **Site Characteristics**

Site type	Greenfield
<i>3</i> i	

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	No

_	
Descri	ntion
DESCHI	puon

# **Greenbelt Assessment - Not Required**

# 1. Check the unresticted sprawl of large built up areas

Would development lead to/cons		
Would development result in an i		
Is the site well connected to the I		
Would development round off the settlement?		
Is there a good existing barrier between the existing urban area and the undeveloped land?		
Unrestricted Sprawl Conclusion		

# 2. Prevent neighbouring towns from merging

Would development lead		
Do features provide boundaries to contain the development?		
Coalescence Conclusion		

# 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary		
Does the site provide acces		
Does the site include local/		
Areas of protected/unprote		
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?		
Does the site contain buildi		
Are these buildings used for agricultural purposes?		
Encroachment Conclusion		

# 4. Preserve the setting and special character of historic towns

Site within/adjacent to		
Can development pres		
Character Conclusion		

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

# 1281A Bruntcliffe Road, Morley **SHLAA** conclusions Suitability: Suitable Availability: Short (early) Achievability: Medium (6-10yrs) Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) 0 Access comments 0 Local network comments 0 Total score Mitigation measures 0 Highways site support Site has permission for housing Contingent on other sites Contingent on other sites **Highways Agency** Impact No material impact No objection, no mitigation required **Network Status** Assessment of cumulative impact with other sites needed **Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints FZ1 over 1ha. See comments in our previous I&O consultation. (under 0 not 530) LCC Ecology support Ecology boundary **Education comments**

# **Outer South West**

# 1281A Bruntcliffe Road, Morley

1281A Brun	tciirie Road, Moriey
Flood Risk	
Utilities	
Gas	
ous	
Electric	
Fire and Rescue	
Telecoms	
Other	
English Heritage	
Natural England	

Planning History	Applications since 1/1/2009, covering more than 50% of the site		
App Number	Proposal	Decision	% of site
14/01413/COND	Consent, agreement or approval required by conditions 5, 9, 10, 13, 17 and 23 of Planning Application 12/01332/OT		99
14/02160/COND	Consent, agreement or approval required by condition 6 of planning application 12/01332/OT	Α	99
12/01332/OT	Outline application for residential development	Α	99
13/01941/RM	173 houses with landscaping	Α	100
13/05117/COND	Consent, agreement or approval requived by conditions 4, 8, 12, 13,14, 16, 22 and 26 of Planning Application 12/01332/OT	INT	99

# Spatial relationships

<b>UDP Designations</b>		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

0	
Core Strategy	
3,	

Main Urban Area	0.00	% overlap
Major Settlement	1.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>✓</b>	

Regeneration Areas	
	0.00

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

# 1281A Bruntcliffe Road, Morley

# Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Morley
Nearest train station distance (m)	2080.81
Nearest bus stop	8483
Nearest bus stop distance (m)	235.20
Agricultural classification	Grade 3a
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	✓
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	$\overline{\Box}$
Overlaps Pot. Contamination	<b>✓</b>
Overlaps Minerals Safeguarde	ed
Overlaps Minerals Safeguarded 100	m

# 1281A Bruntcliffe Road, Morley

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
Summary of reps	
For Development	
Neutral The information relating to the o	apacity of citos 1391A 1391B and 1064B in the Site Allecations Blan Volume 2: 10 Outer South West is

The information relating to the capacity of sites 1281A, 1281B and 1064B in the Site Allocations Plan Volume 2: 10 Outer South West is incorrect and needs amending.

1281A – This is site ref 530 2300550 Bruntcliffe Road Morley 180 dwellings

1281B - Bruntcliffe Road, Morley 234 dwellings

1064B - Bruntcliffe Road and Scott Lane, Morley 11 dwellings

There appears to be an error in the capacity of these sites, which collectively form the site of an extant outline planning permission for 173 dwellings (12/01332/OT). A reserved matters application (Ref 13/01941/RM) for 173 dwellings is currently pending consideration.

The capacity is therefore 173 dwellings and not 425 dwellings, which is the combined capacity of these sites contained in Volume 2:10 of the Site Allocations Plan document.

This error needs rectifying in later versions of the Site Allocations Plan.

There is particular difficulty with a group of sites on Bruntcliffe Road. A recent planning permission caused some confusion by deviating from UDP allocation boundaries; the boundaries, capacities and colour codes need sorting out. This group is made up of LDF sites 1064A red, 1064B green, 1281A lime green, 1281B green and 3467 amber. We have left these untouched.

Against Development

Other sites more suitable.

Statutory

The sites in this list are supported for housing growth. From a public transport perspective, we would encourage the prioritisation of these sites based on the proximity to the core public transport network and the bus service frequency levels.

Comments on phasing		
DPP Allocation		
Identified housing site		
DPP Allocation Conclusion		

Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted

# 1281B Bruntcliffe Road, Morley

Site Details							
Easting	425429	Northing	426870	Site area ha	2	SP7	Major Settlement Infill
HMCA	HMCA Outer South West Ward Morley South			uth			
Site Characteristics							
Site type   Greenfield							

Neighbouring land uses

Dwellings

On-site land uses
Agriculture
Dwellings
Agriculture

Agriculture
Transport tracks and ways

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Poorly defined	Road front	Yes

Description

# **Greenbelt Assessment - Not Required**

# 1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?		
Would development result in an isolated development?		
Is the site well connected to the built up area?		
Would development round off the settlement?		
Is there a good existing barrier between the existing urban area and the undeveloped land?		
Unrestricted Sprawl Conclusion		

# 2. Prevent neighbouring towns from merging

ggg				
Would development lead to physical connection of settlements?				
Do features provide bound				
Coalescence Conclusion		•		

# 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

# 4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	

Character Conclusion

# **Outer South West**

SHLAA conclusions		
Availability: Short (early)	Suitability: Suitable	Achievability: Medium (6-10yrs)
Summary of infrastructure	provider comments	
LCC Highways Comments		
Public transport accessibility comme	nts	Rank (1-
Site has access to 2 buses per hour	and good access to other services	_ 3
Access comments		
Access would have to be through ac	jacent permission	
	•	4
Local network comments		
imall extension to existing permissi	on but potential for cumulative impact	4
litigation measures		Total sco
		11
Highways site support Yes		
Contingent on other sites		
Contingent on other sites		
ontingent on other sites		
Highways Agency		
mpact	Network Status	
Comment awaited		
Network Rail		
Yorkshire Water		
reatment Works Knostrop		
evel. Development that will connectensure the necessary infrastructure	t to the public sewer system needs to be co-ording and capacity can be provided to serve the site.	s capacity for significant development at Knostrop High and Lov inated with Yorkshire Water's Asset Management Plans (AMP) to The forthcoming AMP(6) will run from April 2015 to March
represent a 10% or greater increased developer wants to bring a site forw	e in population served by the works should take	YW's investment. It is particularly important that sites which into account available sewerage and WwTW capacity. If a provements it may be possible for the developer to provide study.
Environment Agency		
Environment Agency onstraints		

# **Outer South West**

# 1281B **Bruntcliffe Road, Morley** LCC Ecology support Ecology boundary **Education comments** Flood Risk Flood Zone 1 Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England Housing allocations 1282, 1281B, 1064B, 309, 2127 are identified as being Agricultural Land Classification Grade 2. The loss of high quality soils should be avoided.

Planning History	Applications since 1/1/2009, covering more than 50% of the site				
App Number	Proposal	Decision	% of site		
14/02160/COND	Consent, agreement or approval required by condition 6 of planning application 12/01332/OT	Α	87		
12/01332/OT	Outline application for residential development	Α	87		
13/01941/RM	173 houses with landscaping	Α	87		
14/01413/COND	Consent, agreement or approval required by conditions 5, 9, 10, 13, 17 and 23 of Planning Application 12/01332/OT		87		
13/05117/COND	Consent, agreement or approval requived by conditions 4, 8, 12, 13,14, 16, 22 and 26 of Planning Application 12/01332/OT	INT	87		

Spatial	relati	ionships
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**UDP Designations** 

**Core Strategy** 

# 1281B Bruntcliffe Road, Morley

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Main Urban Area	0.00	% overlap
Major Settlement	1.00	
Minor Settlement	0.00	
Overlaps Urban Extension		
	_	

# Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

# Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Morley
Nearest train station distance (m)	1978.50
Nearest bus stop	1732
Nearest bus stop distance (m)	104.30
Agricultural classification G	rade 3a
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	$\overline{\Box}$
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<u></u>
Overlaps Minerals Safeguarded	
Overlaps Minerals Safeguarded 100m	

### 1281B Bruntcliffe Road, Morley

### Conclusions

Issues and Options Summary

Outline planning application for residential development approved March 2013. When the plan is updated, this will become a 'lime green' site.

Site affects others?

Sustainability summary

Significant negative - greenfield site. Minor positive - access to greenspace and flood risk.

Summary of reps

For Development

Against Development

why can't developers develop the vast amounts of empty property and allocate these instead. Why can't brownfield land be used if this is to go ahead rather than spoiling our land?

The road infrastructure cannot take any more traffic - A650 already classified as being overloaded by Highway Department.

Development of this site (along with others in the area) would cause massive overload on the area's infrastructure: neither highways, schools, medical and social care facilities could cope.

. The numbers do not add up and are impractical, unsustainable and will cause utter chaos.

### Neutral

The information relating to the capacity of sites 1281A, 1281B and 1064B in the Site Allocations Plan Volume 2: 10 Outer South West is incorrect and needs amending.

1281A - This is site ref 530 2300550 Bruntcliffe Road Morley 180 dwellings

1281B - Bruntcliffe Road, Morley 234 dwellings

1064B - Bruntcliffe Road and Scott Lane, Morley 11 dwellings

There appears to be an error in the capacity of these sites, which collectively form the site of an extant outline planning permission for 173 dwellings (12/01332/OT). A reserved matters application (Ref 13/01941/RM) for 173 dwellings is currently pending consideration.

The capacity is therefore 173 dwellings and not 425 dwellings, which is the combined capacity of these sites contained in Volume 2:10 of the Site Allocations Plan document.

This error needs rectifying in later versions of the Site Allocations Plan.

There is particular difficulty with a group of sites on Bruntcliffe Road. A recent planning permission caused some confusion by deviating from UDP allocation boundaries; the boundaries, capacities and colour codes need sorting out. This group is made up of LDF sites 1064A red, 1064B green, 1281A lime green, 1281B green and 3467 amber. We have left these untouched.

### Statutory

This site is supported for housing growth.

From a public transport perspective, we would encourage the prioritisation of these sites based on the proximity to the core public transport network and the bus service frequency levels. (Metro)

Comments on phasing

**DPP Allocation** 

Identified housing site

DPP Allocation Conclusion

Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted

# 1282 Lane Side Farm, PAS Morley

Site Details								
Easting	426961	Northing	428895	Site area ha		20.6	SP7	Major Settlement Extension
HMCA	A Outer South West		Ward	Morley Nor	th			

# **Site Characteristics**

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

**Dwellings** 

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description

Agricultural land, with housing to the north.

# **Greenbelt Assessment - Not Required**

# 1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

# 2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?		
Do features provide boundaries to contain the development?		

Coalescence Conclusion

# 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

# 4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?		
Can development preserve this character?		

Character Conclusion

# Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

# 1282 Lane Side Farm, PAS Morley

# **SHLAA** conclusions Availability: Short (=<5 yrs) Suitability: LDF to determine Achievability: Medium (6-10yrs) Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Mostly meets Core Strategy standards 4 Access comments Access from Victoria Rd - priority junction or signals depending on the number of units to be served - widening into site required 4 Local network comments Cumulative imapet with adjacent sites in busy location 3 Total score Mitigation measures signalised access other mitigation works required 11 Highways site support yes with mitigation Contingent on other sites required to access sits 1283, 3068 & 2164 Contingent on other sites required to access sits 1283, 3068 & 2164

# Highways Agency

Impact	No material impact	Network Status	No objection
Potentia	l for cumulative impact in combi	nation with other sites	s. If site still included at next sift assess as part of Morley/Gildersome cluster.

# **Network Rail**

# **Yorkshire Water**

Treatment Works Knostrop

Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

# **Environment Agency**

Constraints

FZ1 over 1 ha. See comments in main text of our response.

LCC	
Ecology support	Supported
Supported	

#### **Outer South West**

#### 1282 Lane Side Farm, PAS Morley

Ecology boundary

#### **Education comments**

1096+1099A and B+ 2125+1282+1220A = 1248 houses generates 312 primary and 125 secondary children. 1x1.5FE primary school required. 6-7FE secondary school required across outer SW area.

Flood Risk

Flood Zone 1

#### Utilities

Gas

Electric

Fire and Rescue

Telecoms

#### Other

English Heritage

Natural England

Housing allocations 1282, 1281B, 1064B, 309, 2127 are identified as being Agricultural Land Classification Grade 2. The loss of high quality soils should be avoided.

#### Planning History

Applications since 1/1/2009, covering more than 50% of the site

App Number

Proposal

Decision

% of site

% overlap

#### Spatial relationships

#### **UDP Designations**

3		1
N32 Greenbelt	3.48	% overlap
N34 PAS	96.33	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Cab Anaignt Man	0.00	
Sch. Ancient Mon.	0.00	

#### **Core Strategy**

Main Urban Area	0.00	% overlap
Major Settlement	1.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

#### **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

### 1282 Lane Side Farm, PAS Morley

LCC ownership % 0.00
Nearest train station Morley
Nearest train station distance (m) 788.40
Nearest bus stop 3782
Nearest bus stop distance (m) 213.92
Agricultural classification Grade 3a
Overlaps SSSI
Overlaps SEGI
Overlaps LNA
Overlaps LNR
Overlaps Conservation Area
Overlaps Listed Building
Overlaps Listed Building  Overlaps Strat. Employment buffer  Overlaps Public Right of Way
Overlaps Public Right of Way
Overlaps SFRA Flood Zone
Overlaps HSE Major Hazard
Overlaps HSE Gas Pipeline
Overlaps EA Flood Zone  Overlaps HSE Major Hazard  Overlaps HSE Gas Pipeline  Overlaps Pot. Contamination
Overlaps Minerals Safeguarded
Overlaps Minerals Safeguarded 100m

#### 1282 Lane Side Farm, PAS Morley

#### Conclusions

Issues and Options Summary

The site is designated as Protected Area of Search (PAS) on the existing UDP, not within the Green Belt. Flat agricultural land, between residential developments. Change in levels from road to site. No Highways issues.

Site affects others?

Possibly knock on effects for 3428, 1283, 3068 2164 and 1220. Shared access and shared utilities may be favourable

Sustainability summary

Significant negative - greenfield site. Significant positive - access to greenspace. Minor positive - greenhouse emissions, transport network and accessibility.

#### Summary of reps

For Development

Phasing - short term

The assessment indicates that the site is partially within the Green Belt when it is not. The assessment should be amended to reflect this.

The Council should make it clear at what point and route has been used in identifying the distance to a rail station and bus stop.

The site is well related to a major settlement and would be a major settlement extension.

This site is supported for housing growth.

Should be amber

Against Development

Site too large for the infrastructure which is saturated/overloaded.

Local road for access already at capacity, alarming peak time congestio - gridlock - particularly peak times.

Development of this site would complete the merger of the communities of Morley and Churwell.

No scope for extra infrastructure eg. Roads or schools, health centres, road crossings.

Site of old coal mine, possible subsidence and methane gas seepage.

No open space for children to play.

How is access to be guaranteed to the new housing when it will have to travel on these already congested roads?

Site not suitable for additional housing.

Roads already in need of work and more traffic will cause more congestion and further damage to the road surface.

Where would the access road onto Victoria Road be sited?

Adverse health effects?

Churwell Hill is already a very busy road especially at peak times - cannot take much more - and cannot be widened

If properties were to be built it would already overload the existing road infrastructure which is running at over capacity now, and cause further damage to already poor road infrastructure.

Any development of that size woulds need to be treated almost as a new town, with new shops, pubs, park etc

Access for emergency services.

Loss ov vegetation causes pollution

a development of this side would have to include long term investment in schools and other infrastructure

Statutory

From a public transport perspective, we would encourage the prioritisation of this site based on the proximity to the core public transport network and the bus service frequency levels.

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

The site is designated as Protected Area of Search (PAS) on the existing UDP, not within the Green Belt. Flat agricultural land, between residential developments. Change in levels from road to site. No Highways issues.

#### 1283 Lane Side Farm Extension, Morley

Site Details			

Easting	427404	Northing	428769	Site area ha	29.5	SP7	Major Settlement Extension
HMCA	Outer South	n West			Ward	Morley Nor	th

#### **Site Characteristics**

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

Topography	Sloping	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	No

Description

#### **Greenbelt Assessment**

#### 1. Check the unresticted sprawl of large built up areas

Would development lead to/cons	titue ribbon development?	No
Would development result in an i	solated development?	Yes
Is the site well connected to the	built up area?	No
Would development round off the	No	
Is there a good existing barrier band the undeveloped land?	etween the existing urban area	Yes
Unrestricted Sprawl Conclusion	High potential to lead to unrestrict	ed sprawl

#### 2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlement	ents? No
Do features provide boundaries to contain the development?	t? No
Coalescence Conclusion No merging but would significant	ntly reduce the green belt gap

#### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	Yes
Does the site provide access to the countryside	Yes
Does the site include local/national nature conservation areas (SSSIs	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	Yes
Does the site contain buildings	Yes
Are these buildings used for agricultural purposes?	Yes

Encroachment Conclusion | Site performs an important role in safeguarding from encroachment

#### 4. Preserve the setting and special character of historic towns

	• .	
Site within/adjacent to	conservation area/listed building/historical features?	No
Can development pres	erve this character?	
Character Conclusion	No effect on the setting and special character of histor	ic features

# Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Large site, would reduce green belt separation of settlements. Isolated from built up area, relates poorly.

#### 1283 Lane Side Farm Extension, Morley

## **SHLAA** conclusions Availability: Short (=<5 yrs) Suitability: LDF to determine Achievability: Longterm (11+yrs) Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) 80% of the site meets the Core Strategy standards for Public Transport, 100% of the site to primary education, 30% to health and 4 5% to secondary education Access comments Landlocked site has no access to adopted highway (track from Daisy Hill is not suitable). Relies on site 1282 for access but too 2 much development off single access Local network comments Potential cumulative impact on Churwell Hill 3 Total score Mitigation measures 9 Highways site support Contingent on other sites no Contingent on other sites no **Highways Agency** Impact No material impact No objection **Network Status** Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of Morley/Gildersome cluster. **Network Rail** Footbridge to replace nearby LC; Morley Station Improvements (including disabled access) General asset protection issues Yorkshire Water Treatment Works Knostrop Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide

#### **Environment Agency**

Constraints

FZ1 over 1 ha. See comments in main text of our response.

contributions. The amount would be determined by a developer funded feasibility study.

LCC		
Ecology support	Supported	
Supported		

#### **Outer South West**

# 1283 Lane Side Farm Extension, Morley Ecology boundary **Education comments** Flood Risk Flood Zone 1. Field drains and culvert located within the site. Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England **Planning History** Applications since 1/1/2009, covering more than 50% of the site **App Number** % of site **Proposal** Decision

## Spatial relationships

<b>UDP Designations</b>		
N32 Greenbelt	99.96	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.32	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	0.00	% overlap
Major Settlement	1.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>~</b>	

Inner South RA	0 00	
	0.00	% overlap
LB 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
-----------------	------

### 1283 Lane Side Farm Extension, Morley

Nearest train station	Morley
Nearest train station distance (m)	794.80
Nearest bus stop	10316
Nearest bus stop distance (m)	630.58
Agricultural classification	Grade 3
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	<b>'</b>
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<b>✓</b>
Overlaps Minerals Safeguard	ded
Overlaps Minerals Safeguarded 10	0m
· · · · · · · · · · · · · · · · · · ·	

#### 1283 Lane Side Farm Extension, Morley

#### Conclusions

Issues and Options Summary

Green Belt site. Site falls away steeply down to a railway cutting. Highways concerns re access. Development would represent a major incursion into the Green Belt gap separating Morley and Middleton, contrary to one of the purposes of Green Belts in preventing coalescence of settlements.

Site affects others?

Direct impact on 3068, would have to share access and utilities. Would also be favourable to bring site forward along with 2164 and 1220.

Sustainability summary

Significant negative - community cohesion (significantly out of scale with settlement) and greenfield site. Minor negative - waste, landscape and local distinctiveness. Minor positive - access to greenspace, greenhouse emissions, flood risk and accessibil

#### Summary of reps

Pro

Persimmon does not agree with the red assessment of the site. We consider that site 1283 are available immediately for development. Therefore we consider development can be achieved on the sites in the short term i.e. within 5 years and leading into the medium to longer term. The sprawl of Morley will be maintained by the railway line to the east

Anti

Greenbelt

Coalescence

Metro

Red Sites outside the Core Public Transport Network

Table 3 below contains sites that are classified as 'Sites not considered suitable for allocation for housing' and fall outside 400m of the current core bus network. Consideration needs to be given to if this site would be able to meet the LDF public transport accessibility requirements should housing be brought forward. We agree that these sites would not be suitable for housing development.

Distance to Core Network (Centre of site)

Buses Per Hour

Access to Primary Schools

Access to Secondary Schools

Access to Secondary Schools

Access to Primary Schools

Access to Secondary Schools

Access to Primary Schools

Access to Secondary Schools

Access to Secondary Schools

Access to Secondary Schools

#### Comments on phasing

DPP Allocation

Not proposed as housing allocation

**DPP Allocation Conclusion** 

Green Belt site. Site falls away steeply down to a railway cutting. Highways concerns re access. Development would represent a major incursion into the Green Belt gap separating Morley and Middleton, contrary to one of the purposes of Green Belts in preventing coalescence of settlements.

Site Deta	ails						
Easting	427598	Northing	428315	Site area ha	1.4	SP7	Major Settlement Extension
HMCA	HMCA Outer South West				Ward	Morley South	

#### **Site Characteristics**

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

**Dwellings** 

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description

Greenfield site in agricultural use, bounded to one side by road.

#### **Greenbelt Assessment**

#### 1. Check the unresticted sprawl of large built up areas

Would development lead to/const	No	
Would development result in an is	No	
Is the site well connected to the I	Yes	
Would development round off the	Yes	
Is there a good existing barrier be and the undeveloped land?	No	
Unrestricted Sprawl Conclusion	High potential to lead to unrestri	cted sprawl

#### 2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	No
Coalescence Conclusion No merging but there is no defensible b	oundary

#### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	Yes
Does the site include local/national nature conservation areas (SSSIs	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	Yes
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	No

Encroachment Conclusion | Site does not perform an important role in safeguarding from encroachment

#### 4. Preserve the setting and special character of historic towns

	<b>.</b>	
Site within/adjacent to	No	
Can development pres		
Character Conclusion No effect on the setting and special character of historic features		

# Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Well related to urban area and would round off the settlement. No defensible boundary to east which could create potential for further sprawl.

## **SHLAA** conclusions Availability: Short (=<5 yrs) Suitability: LDF to determine Achievability: Longterm (11+yrs) Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Meets Core Strategy standards with exception of health and local services 4 Access comments Access available from Albert Drive 5 Local network comments Cumulative impact with other sites 4 Total score Mitigation measures Cumulative impact may require mitigation 13 Highways site support yes with mitigation Contingent on other sites could cmine with adjacent sites - 1320 in particular Contingent on other sites could cmine with adjacent sites - 1320 in particular **Highways Agency Network Status** Impact No objection **Network Rail** Yorkshire Water Treatment Works Knostrop Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study. **Environment Agency** Constraints FZ1 over 1 ha. See comments in main text of our response. LCC Supported with mitigation **Ecology support**

Supported with mitigation to protect and enhance the wildlife corridor function provided by the adjacent Albert Valley Road LNA and the railway.

Ecology boundary
Education comments
1319+1284A+1320+1275A+1285+2036 = 565 houses generates 141 primary and 56.5 secondary children. Although not enough children for a new school, no expansion options available in Morley, so land would be sought.
Flood Risk
Flood Zone 1
Utilities
Gas
Electric
Fire and Rescue
Telecoms
Other
English Heritage
Natural England
Planning History Applications since 1/1/2009, covering more than 50% of the site
App Number Proposal Decision % of site

## Spatial relationships

#### **UDP Designations**

obi besignations		
N32 Greenbelt	99.99	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

## **Core Strategy**

Main Urban Area	0.00	% overlap
Major Settlement	1.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>~</b>	

overlap

## **Regeneration Areas**

Inner South RA	0.00	%
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

## Other Spatial Relationship

LCC ownership %	0.00
-----------------	------

Nearest train station		Morley
Nearest train station distance (	m)	666.74
Nearest bus st	ор	2207
Nearest bus stop distance (	m)	291.73
Agricultural classificati	ion l	Jrban
Overlaps SS	SSI	
Overlaps SE	GI	
Overlaps L	NA	✓
Overlaps L	NR	
Overlaps Conservation Ar	rea	
Overlaps Listed Buildi	ing	
Overlaps Strat. Employment buf	fer	
Overlaps Public Right of W	/ay	✓
Overlaps SFRA Flood Zo	ne	
Overlaps EA Flood Zo	ne	
Overlaps HSE Major Haza	ard	
Overlaps HSE Gas Pipeli	ine	
Overlaps Pot. Contaminati	ion	<b>✓</b>
Overlaps Minerals Safegu	arde	ed
Overlaps Minerals Safeguarded	100r	m

#### Conclusions

Issues and Options Summary

Green Belt site. Site A is the western part of the original SHLAA submission. This site is well related to the existing residential area and development would round off the built up area. The site also has an existing defensible boundary, unlike site B.

Site affects others?

Sustainability summary

Significant negative - greenfield site. Minor negative - access to health and ecology mitigation. Minor positive - access to greenspace, greenhouse emissions, flood risk, transport network and accessibility.

Summary of reps

Pro

Persimmon Homes has an interest in this site and is committed to bringing forward this site for development. Therefore the site is available, suitable and achievable.

More suitable than other sites

Anti

Greenbelt. Disagree with Council's green assessment, think the site should be red

Congestion around area. No infrastructure set up to accommodate extra school pupils, health centres etc.

Metro

Red Sites outside the Core Public Transport Network

Table 3 below contains sites that are classified as 'Sites not considered suitable for allocation for housing' and fall outside 400m of the current core bus network. Consideration needs to be given to if this site would be able to meet the LDF public transport accessibility requirements should housing be brought forward. We agree that these sites would not be suitable for housing development.

Distance to Core Network (Centre of site) Buses Per Hour Access to Primary Schools Access to Secondary Schools Access to Primary Health

558 6 Yes

Yes Yes

Comments on phasing

DPP Allocation

Preferred housing allocation

DPP Allocation Conclusion

Green Belt site. Site A is the western part of the original SHLAA submission. This site is well related to the existing residential area and development would round off the built up area. The site also has an existing defensible boundary, unlike site B.

Site Deta	ails						
Easting	427845	Northing	428464	Site area ha	11.6	SP7	Major Settlement Extension
HMCA	HMCA Outer South West		Ward	Morley Sou	th		

#### **Site Characteristics**

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Transport tracks and ways

Other land uses - None

Topogra	phy Sloping	Landscape	Limited Tree Cover
Bounda	ies Partially well-defined	Road front	No

Description

#### **Greenbelt Assessment**

#### 1. Check the unresticted sprawl of large built up areas

-		
Would development lead to/cons	titue ribbon development?	No
Would development result in an i	Yes	
Is the site well connected to the built up area?		No
Would development round off the settlement?		No
Is there a good existing barrier between the existing urban area and the undeveloped land?		Yes
Unrestricted Sprawl Conclusion	High potential to lead to unrestri	cted sprawl

#### 2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?		No
Do features provide bound	No	
Coalescence Conclusion	No merging but would significantly reduce	e the green belt gap

#### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	Yes
Does the site include local/national nature conservation areas (SSSIs	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	Yes
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	No

Encroachment Conclusion Site performs an important role in safeguarding from encroachment

### 4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?		No	
Can development preserve this character?			
Character Conclusion	No effect on the setting and special character of histor	ic features	

## Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Not connected to urban area, relates poorly to settlement. Would reduce green belt separation between Morley and Middleton.

SHLAA conclusions						
Availability: Short (	=<5 yrs)	Suitability:	LDF to determine	Achievability:	Longterm (11+yrs)	
Summary of infra	astructure provider	comments				
LCC Highways Com	ments					
Public transport acces	sibility comments					Rank (1-5)
Site just outside accep	otable walking distances to	o most services				3
Access comments						
Access requires adjace	ent sites					3
Local network comme						
Cumulative impact wit	th other sites					4
Mitigation measures						Total score
Cumulative imapct ma	y require mitigation					10
Highways site support						
yes with mitigation						
Contingent on other s	ites					
could cmine with adja	cent sites - 1320 in partic	ular				
Contingent on other si	ites					
could cmine with adja	cent sites - 1320 in partic	ular				
Highways Agency						
Impact	Netwo	ork Status				
No objection						
Network Rail						
Yorkshire Water	1					
Treatment Works	Knostrop					

level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low

#### **Environment Agency**

Constraints

FZ1 over 1 ha. See comments in main text of our response.

LCC	
Ecology support	Supported with mitigation
Supported with mitiga	tion to protect and enhance the wildlife corridor function provided by the adjacent Albert Valley Road LNA and the railway.
Ecology boundary	
zoology zoollaary	
Education comments	
Flood Risk	
Flood Zone 1. A numb	er of public sewers and culverts located within the site.
Utilities	
Gas	
Electric	
Fire and Rescue	
The una resour	
Telecoms	
Other	
English Heritage	
English Hentage	
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	S
------------------	---

N32 Greenbelt	99.59	% overlap
N34 PAS	0.41	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

## **Core Strategy**

	0.00
Main Urban Area	0.00
Major Settlement	0.00
Minor Settlement	0.00
Overlaps Urban Extension	<b>~</b>

% overlap

## **Regeneration Areas**

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

## Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Morley
Nearest train station distance (m)	949.87
Nearest bus stop	2207
Nearest bus stop distance (m)	514.61
Agricultural classification Gr	ade 3
Overlaps SSSI	
Overlaps SEGI	$\Box$
Overlaps LNA	$\overline{\Box}$
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	<b>✓</b>
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	$\overline{\Box}$
Overlaps Pot. Contamination	<b>✓</b>
Overlaps Minerals Safeguarded	
Overlaps Minerals Safeguarded 100m	

#### Conclusions

Issues and Options Summary

Green Belt site. Site B is the eastern part of the original SHLAA submission. Site B is unrelated to the existing settlement form and development would represent a major incursion into Green Belt, reducing the gap between Morley and Middleton.

Site affects others?

Sustainability summary

Significant negative - community cohesion (significantly out of scale with settlement) and greenfield site. Minor negative - access to health and greenspace, ecology mitigation, landscape and local distinctiveness.

Summary of reps

Pro

Persimmon Homes has an interest in this site and is committed to bringing forward this site for development. Therefore the site is available, suitable and achievable. The site is well related to a major settlement and would be a major settlement greenfield extension.

Anti Greenbelt

01001160

Metro

Red Sites outside the Core Public Transport Network

Table 3 below contains sites that are classified as 'Sites not considered suitable for allocation for housing' and fall outside 400m of the current core bus network. Consideration needs to be given to if this site would be able to meet the LDF public transport accessibility requirements should housing be brought forward. We agree that these sites would not be suitable for housing development.

Distance to Core Network (Centre of site) Buses Per Hour Access to Primary Schools Access to Secondary Schools Access to Primary Health

558 6 Yes

Comments on phasing

DPP Allocation

Not proposed as housing allocation

**DPP Allocation Conclusion** 

Green Belt site. Site B is the eastern part of the original SHLAA submission. Site B is unrelated to the existing settlement form and development would represent a major incursion into Green Belt, reducing the gap between Morley and Middleton.

### 1285 Owlers Farm PAS, Wide Lane, Morley

0:4 - D - 4 -							
Site Deta	IIS						
Easting	428126	Northing	427623	Site area ha	3.8	SP7	Major Settlement Extension
HMCA	Outer South	n West			Ward	Morley So	outh
21 01							
Site Char	acteristic	CS					
Site type Greenfield							
On-site land uses							
Agriculture							
Neighbouring land uses							
Agriculture							
Dwellings							

Other land uses - None

Topography	Sloping	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Descrip	otion
---------	-------

### **Greenbelt Assessment - Not Required**

#### 1. Check the unresticted sprawl of large built up areas

•		
Would development lead to/cons		
Would development result in an i		
Is the site well connected to the		
Would development round off the		
Is there a good existing barrier between the existing urban area and the undeveloped land?		
Unrestricted Sprawl Conclusion		

#### 2. Prevent neighbouring towns from merging

•	3	5 5	
Would development lead t			
Do features provide bound	daries to contain the	development?	
Coalescence Conclusion			•

#### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

## 4. Preserve the setting and special character of historic towns

	•	
Site within/adjacent to		
Can development pres	erve this character?	
Character Conclusion		

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

characteristics of openiness and permanence						

LCC

#### 1285 Owlers Farm PAS, Wide Lane, Morley

## **SHLAA** conclusions Availability: Short (=<5 yrs) Suitability: LDF to determine Achievability: Medium (6-10yrs) Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Meets Core Strategy standards with exception of health and local services 4 Access comments Access available from Bedale Court for limited development 4 Local network comments Site may require some off-site mitigation works 4 Total score Mitigation measures 12 Highways site support yes with mitigation Contingent on other sites joint appraoch with 3069, 1279, 3120 & 1018 (inc access). Contingent on other sites joint appraoch with 3069, 1279, 3120 & 1018 (inc access). **Highways Agency** Impact No material impact No objection **Network Status** Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of Morley/Gildersome cluster. **Network Rail** Yorkshire Water Treatment Works Knostrop Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study. **Environment Agency** Constraints FZ1 over 1 ha. See comments in main text of our response.

Ecology support Supported with mitigation
Supported with mitigation to protect and enhance the wildlife corridor function of the beck along the southern boundary and hedgerows. A minimum 20 metre buffer from the beck.

#### 1285 Owlers Farm PAS, Wide Lane, Morley

Ecology boundary

**Education comments** 

1319+1284A+1320+1275A+1285+2036 = 565 houses generates 141 primary and 56.5 secondary children. Although not enough children for a new school, no expansion options available in Morley, so land would be sought.

Flood Risk

Mostly Flood Zone 1, but Topcliffe Beck runs inside the Southern boundary of the site. A couple of public sewers also cross the site.

Utilities
Gas
Electric
Electric
Fire and Rescue
Telecoms
Other
English Heritage
Natural England
ivaturai Erigialiu

Planning History	Applications since 1/1/2009, covering more than 50% of the site		
App Number	Proposal	Decision	% of site
13/00902/OT	Outline application for residential development	Α	100
14/01886/RM	Reserved Matters application for the construction of 114 dwellings with associated car parking and landscaping	Α	100

### Spatial relationships

## **UDP Designations**

ODI Designations	
N32 Greenbelt	2.04
N34 PAS	97.96
RL1 Rural Land	0.00
N1 Greenspace	0.00
N1A Allotments	0.00
N5 Open Space	0.00
N6 Playing Pitch	0.00
N8 Urban Green Corridor	0.00
CC Shopping Quarter	0.00
UDP City Centre	0.00
S2S6 Town Centre	0.00
Proposed Local Centre	0.00
Overlaps N37 SLA	
Sch. Ancient Mon.	0.00

### **Core Strategy**

% overlap

Main Urban Area	0.00	% overlap
Major Settlement	1.00	·
Minor Settlement	0.00	
Overlaps Urban Extension	<b>✓</b>	

% overlap

### **Regeneration Areas**

Inner South RA	0.00
LB Corridor RA	0.00
EASEL RA	0.00
Aire Valley RA	0.00
West Leeds Gateway	0.00

## 1285 Owlers Farm PAS , Wide Lane, Morley

## Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Morley
Nearest train station distance (m)	1258.26
Nearest bus stop	8753
Nearest bus stop distance (m)	156.27
Agricultural classification G	irade 3
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<b>✓</b>
Overlaps Minerals Safeguarde	b
Overlaps Minerals Safeguarded 100n	n

#### 1285 Owlers Farm PAS, Wide Lane, Morley

#### Conclusions

Issues and Options Summary

The site is designated as Protected Area of Search (PAS) on the existing UDP, not within the Green Belt. Good flat site, no constraints.

Site affects others?

Could provide access to 3120 if it where to come forward. Would be favourable in design sense if 1285, and 1279 came forward together.

Sustainability summary

Minor negative - access to health, part greenfield and brownfield site and ecology mitigation. Minor positive - access to greenspace, greenhouse emissions, flood risk, transport network and accessibility.

Summary of reps

Pro

Site should be considered for short term affordable housing supply

Persimmon Homes - We support the site assessment which concludes that the site is free from constraint. In particular the site is well related to the settlement of Morley and therefore broadly accords with the emerging Core Strategy.

Anti

National/Local policy, greepspace deficiency, site should be amber

Traffic congestion

Safety

Agricultural land

Urban sprawl

Loss of green space/corridor

Coalescence

Already enough housing

Emergency services. The Topcliffe estate off wide lane is a perfect example of this problem and householders there have been warned by the fire service that in the event of a fire lives could be at risk because of cars parked on both sides of the streets limiting access for the fire engines.

Lack of infrastructure, Surely the planners must know that the horse goes 'in front of the cart' and realise that the infrastructure of the area should be put in place to give a workable system before additional population expansion to avoid catastrophic overcrowding and misplacements which will only serve to worsen our already cramped living standards.

Pressure on local services, Schools, medical services etc

Schools full. It has already been stated in the local media that Morley secondary schools will be at 'full capacity' by 2016 and that does not take into account any new housing development in the area

Public transport

Public transport (which for the area under consideration means bus service) is suffering along with all other road users from the increased volume of traffic and the condition of the road surfaces in this and the surrounding areas. Roads are literally crumbling under the massive volume of traffic and there seems no coordinated scheme in place to effect repairs.

#### METRO

Green and Amber Sites within the Core Public Transport Network

The sites in this list are supported for housing growth.

Site specific mitigation would be required but it is unlikely that substantial bus service provision would be required at these sites (based on the current public transport network)

From a public transport perspective, we would encourage the prioritisation of these sites based on the proximity to the core public transport network and the bus service frequency levels.

Distance to Core Network (Centre of site) Buses Per Hour Access to Primary Schools Access to Secondary Schools Access to Primary Health

158 6 Yes

Yes Yes

Comments on phasing

DPP Allocation

Identified housing site

**DPP Allocation Conclusion** 

Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted

#### 1319 Albert Road (land north of), Morley

Site Deta	ails						
Easting	427214	Northing	428108	Site area ha	2.5	SP7	Major Settlement Infill
HMCA	Outer South	n West			Ward Morley South		
Site Characteristics							

Site type Greenfield

On-site land uses

Vacant land

Neighbouring land uses

Dwellings

Storage

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

#### **Greenbelt Assessment - Not Required**

#### 1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

#### 2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	

Coalescence Conclusion

### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

#### 4. Preserve the setting and special character of historic towns

Site within/adjacent to		
Can development pres	erve this character?	
Character Conclusion		

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

## 1319 Albert Road (land north of), Morley

SHLAA conclusions						
Availability: Short (=<	<5 yrs)		Suitability:	LDF to determine	Achievability: Medium (6-	l0yrs)
Summary of infras	tructu	re provide	r comments			
LCC Highways Comm	nents					
Public transport accessil		nments				Rank (1-5)
Meets Core Strategy sta						5
Access comments			1			
Access available from A	lbert Driv	ve				5
Local network comment	ts					<u></u>
Cumulative impact with	adjacent	t sites				4
Mitigation measures			7			Total score
cumulative imapct may	require r	mitigation				14
Highway alta ayan art			1			
Highways site support yes with mitigation						
yes war magaasii						
Contingent on other site	200		1			
Contingent on other site	53					
Contingent on other site	20		1			
Contingent on other site	,,,					
Highways Agency						
Impact No material im	npact	Net	work Status	No objection		
Potential for cumulative	e impact	in combinatio	n with other sites	s. If site still included	l at next sift assess as part of Morley/Gilders	ome cluster.
Network Rail						
Yorkshire Water						
	Knostrop					
level. Development that ensure the necessary in 2020. Phasing is one more represent a 10% or gre	t will con afrastruct ethod us eater incr ag a site t	nect to the pure and capaced to ensure ease in populatorward before	ublic sewer syster city can be provid sites are brought ation served by the YW have completed	n needs to be co-ord led to serve the site. forward in line with ' ne works should take leted any planned im	s capacity for significant development at Knoinated with Yorkshire Water's Asset Manager. The forthcoming AMP(6) will run from April YW's investment. It is particularly important into account available sewerage and WwTW provements it may be possible for the develoption.	ment Plans (AMP) to 2015 to March that sites which capacity. If a
Environment Agency Constraints	•					
FZ1 over 1 ha and site i	is on ton	of an historic	· landfill site So	e comments in main	text of our response	
. 21 Over 1 Ha and site i	on top	or arrinstoric	, idilalili site. Se		tont of our response	
LCC						
Ecology support S	Supporte	d with mitigat	tion			
Supported with mitigati	on to pro	otect and enh	ance the adjacent	: Albert/Valley Road L	ocal Nature Area.	

#### **Outer South West**

### 1319 Albert Road (land north of), Morley

Ecology boundary

**Education comments** 

1319+1284A+1320+1275A+1285+2036 = 565 houses generates 141 primary and 56.5 secondary children. Although not enough children for a new school, no expansion options available in Morley, so land would be sought.

Flood Risk

Flood Zone 1. Public surface water sewer within the site.

# **Utilities**Gas

Electric

Fire and Rescue

Telecoms

#### Other

English Heritage

Natural England

Planning History	Applications since 1/1/2009, covering more than 50% of the site		
Ann Number	Dronosal	Decision	% of cita

App NumberProposalDecision% of site14/01934/FUErection of 63 dwellings with public open spaceR99

### Spatial relationships

#### **UDP Designations**

0.00	% overlap
0.00	
0.00	
97.49	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
	0.00 0.00 97.49 0.00 0.00 0.00 0.00 0.00 0.00 0.00

### **Core Strategy**

Main Urban Area	0.00
Major Settlement	1.00
Minor Settlement	0.00
Overlaps Urban Extension	<b>✓</b>

% overlap

#### **Regeneration Areas**

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

### Other Spatial Relationship

LCC ownership %	0.00
-----------------	------

## 1319 Albert Road (land north of), Morley

Nearest train station	Morley
Nearest train station distance (m)	249.83
Nearest bus stop	509
Nearest bus stop distance (m)	83.53
Agricultural classification	Urban
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	✓
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<u></u>
Overlaps Minerals Safeguard	ed 🗸
Overlaps Minerals Safeguarded 100	m

#### 1319 Albert Road (land north of), Morley

#### Conclusions

Issues and Options Summary

The site is designated on the existing UDP as N1 greenspace. Loss of greenspace would need to be considered through the greenspace review. See also greenspace section, page 37, question G14. Site is bounded by residential development to 2 sides and has road frontage for access

Site affects others?

#### Sustainability summary

Significant negative - loss of greenspace. Minor negative - part greenfield and brownfield site and waste. Significant positive - greenhouse emissions, transport network and accessibility. Minor positive - access to schools, health and leisure and flood r

#### Summary of reps

Pro

Change from Amber to Green. Would round off existing settlement. Any development should include marker and also a memorial to all the miners who died in the Morley Main Colliery disaster. Concerns regarding infrastructure apply to this site as to all the others.

#### Anti

Green to red [site indicated is amber]no capacity on local roads (and services). Green space for local leisure and wildlife

#### Metro

Amber Sites outside the Core Public Transport Network

Consideration needs to be given to if this site would be able to meet the LDF public transport accessibility requirements should housing be brought forward. We are be minded to recommend that these site were not prioritised for housing until other more accessible site have been considered. Sites which fall marginally outside the 400m catchments and have high bus frequencies or are small low capacity sites are less of concern but are flagged up nonetheless.

Distance to Core Network (Centre of site)

Buses Per Hour

Access to Primary Schools

Access to Secondary Schools

Access to Primary Health

427

4

Yes

Yes

Comments on phasing

#### **DPP Allocation**

Preferred housing allocation

**DPP Allocation Conclusion** 

Site is bounded by residential development to 2 sides and has road frontage for access.

Site Details								
Easting	427888	Northing	428199	Site area ha	7.2	SP7	Major Settlement Extension	
HMCA	Outer South	West			Ward	Morley Sou	th	
Site Char		cs	1					
Site type	Greenfield							
On-site land	duses							
Agriculture								
Neighbourin	ng land uses	i						
Agriculture								
Dwellings								
Other land uses - None								
Topography Flat Landscape No Tree Cover								
Boundaries	s Partially v	well-defined			Road front	Yes		
Description								

#### **Greenbelt Assessment - Not Required**

#### 1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	1
Would development result in an isolated development?	
Is the site well connected to the built up area?	1
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

#### 2. Prevent neighbouring towns from merging

	3	
Would development lead t		
Do features provide bound		
Coalescence Conclusion		•

#### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary		
Does the site provide acces	s to the countryside	
Does the site include local/		
Areas of protected/unprote		
Site includes Grade 1, Grad		
Does the site contain buildi		
Are these buildings used fo		
Encroachment Conclusion		

#### 4. Preserve the setting and special character of historic towns

	•
Site within/adjacent to	conservation area/listed building/historical features?
Can development pres	erve this character?
Character Conclusion	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

· · · · · · · · · · · · · · · · · · ·		

**Ecology support** 

Supported

Supported

#### 1320 Albert Drive - Lower Moor Farm PAS, Morley

## **SHLAA** conclusions Availability: Short (=<5 yrs) Suitability: LDF to determine Achievability: Medium (6-10yrs) Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Meets Core Strategy standards with exception of local services 4 Access comments Main access achievable off Albert Lane & potential to link to adjacent sites 5 Local network comments Cumulative impact with adjacent sites 4 Total score Mitigation measures Cumulative impact may require mitigation 13 Highways site support yes with mitigation Contingent on other sites could combine with adjacent sites Contingent on other sites could combine with adjacent sites **Highways Agency** Impact No material impact No objection **Network Status** Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of Morley/Gildersome cluster. **Network Rail** Yorkshire Water Treatment Works Knostrop Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study. **Environment Agency** Constraints FZ1 over 1 ha. See comments in main text of our response. LCC

Ecology boundary			
Education comments			
1319+1284A+1320-	+1275A+1285+2036 = 565 houses generates 141 primary and 56.5 n options available in Morley, so land would be sought.	secondary child	Iren. Although not enough children for a new
Flood Risk			
Flood Zone 1			
Utilities			
Gas			
Electric			
Fire and Rescue			
Telecoms			
Telecorns			
Other			
English Heritage			
Natural England			
Planning History	Applications since 1/1/2009, covering more than 50% of the site		
App Number	Proposal	Decision	% of site

## Spatial relationships

#### **UDP Designations**

ODI Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	100.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

## **Core Strategy**

Main Urban Area	0.00	% overlap
Major Settlement	1.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>✓</b>	

## **Regeneration Areas**

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

## Other Spatial Relationship

LCC ownership %	0.00
-----------------	------

Nearest train station		Morley
Nearest train station distance (	(m)	928.12
Nearest bus s	top	12777
Nearest bus stop distance (	(m)	306.15
Agricultural classificat	ion U	rban
Overlaps S	SSI	
Overlaps SI	EGI	
Overlaps L	_NA	
Overlaps L	_NR	
Overlaps Conservation A	rea	
Overlaps Listed Build	ling	
Overlaps Strat. Employment but	ffer	
Overlaps Public Right of V	Vay	
Overlaps SFRA Flood Zo	one	
Overlaps EA Flood Zo	one	
Overlaps HSE Major Haz	ard	
Overlaps HSE Gas Pipe	line	$\bar{\Box}$
Overlaps Pot. Contaminat	tion	<u></u>
Overlaps Minerals Safegu	uarded	d
Overlaps Minerals Safeguarded	100m	n 🗆

#### Conclusions

Issues and Options Summary

The site is designated as Protected Area of Search (PAS) on the existing UDP, not within the Green Belt. The site has good access to the highway, at the end of a residential road. No Highway issues raised.

Site affects others?

Sustainability summary

Minor negative - access to health and part greenfield and brownfield site. Minor positive - greenhouse emissions, flood risk, transport network and accessibility.

#### Summary of reps

Pro

Persimmon- site available immediately for development. Therefore we consider development can be achieved on the site in the short term i.e. within 5 years and leading into the medium to longer term.

Anti

Loss of greenspace/ green corridor

Only green space in area which is used for events. Was used a waste tip by Morley Main Pit. Could have Methane gas leakage and subsidance. Pressure on local services

Poor road access

Overdevelopment

#### Metro

Green and Amber Sites within the Core Public Transport Network

The sites in this list are supported for housing growth.

Site specific mitigation would be required but it is unlikely that substantial bus service provision would be required at these sites (based on the current public transport network)

From a public transport perspective, we would encourage the prioritisation of these sites based on the proximity to the core public transport network and the bus service frequency levels.

Distance to Core Network (Centre of site)

Buses Per Hour

Access to Primary Schools

Access to Secondary Schools

Access to Primary Schools

Primary Health

310

6

Yes

Yes

310 6 Yes Yes Yes

Comments on phasing

**DPP Allocation** 

Preferred housing allocation

**DPP Allocation Conclusion** 

The site is designated as Protected Area of Search (PAS) on the existing UDP, not within the Green Belt. The site has good access to the highway, at the end of a residential road

#### **Outer South West**

#### 1325 Dewsbury Road (501) LS11 5LL

Site Det	ails							
Easting	429616	Northing	430301	Site area ha	0.8	SP7	Main Urban Area Infill	
HMCA	Outer Sout	n West			Ward	Ward Beeston and Holbeck		

#### **Site Characteristics**

Site type Brownfield

On-site land uses

Manufacturing and Wholesale

Neighbouring land uses

Allotment and city farm

Manufacturing and Wholesale

Dwellings

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

#### **Greenbelt Assessment - Not Required**

#### 1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

#### 2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?		
Do features provide boundaries to contain the development?		
Coalescence Conclusion		

#### 3. Assist in safeguarding the countryside from encroahment

•	•	
Strong defensible boundary	between site and urban area	
Does the site provide access to the countryside		
Does the site include local/national nature conservation areas (SSSIs		
Areas of protected/unprotected woodland/trees/hedgerows?		
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?		
Does the site contain buildings		
Are these buildings used for agricultural purposes?		
Encroachment Conclusion		

#### 4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	

Character Conclusion

### **Outer South West**

1325 Dewsbury Road (501	) LS11 5LL	
Overall Conclusion from assessment characteristics of openness and perr	against all 4 purposes of green belt and on nanence	essential
SHLAA conclusions		
Availability: Medium (6-10yrs)	Suitability: LDF to determine	Achievability: Longterm (11+yrs)
Summary of infrastructure prov	ider comments	
LCC Highways Comments		
Public transport accessibility comments		Rank (1-5
Meets Core Strategy standards		
		5
Access comments		
Access could be achieved		
		5
Local network comments		
Spare capacity in the local network but so	me impact likely	4
Mitigation measures		Total score
		14
Highways site support		
yes		
Continuent on other sites		
Contingent on other sites no		
Contingent on other sites		
no		
Highways Agency		
Impact No material impact	Network Status No objection	
n/a		
National Patt		
Network Rail		
Yorkshire Water		
Treatment Works Knostrop		
level. Development that will connect to the ensure the necessary infrastructure and compared to the ensure the necessary infrastructure and compared to ensure the necessary infrastructure and compared to ensure the necessary infrastructure and compared to the necessary infrastructure and co	ne public sewer system needs to be co-ordinated apacity can be provided to serve the site. The sure sites are brought forward in line with YW's opulation served by the works should take into	pacity for significant development at Knostrop High and Low d with Yorkshire Water's Asset Management Plans (AMP) to forthcoming AMP(6) will run from April 2015 to March investment. It is particularly important that sites which account available sewerage and WwTW capacity. If a ements it may be possible for the developer to provide.
<b>Environment Agency</b>		
Constraints		
FZ1 under 1 ha. See comments in main t	ext of our response.	

## 1325 Dewsbury Road (501) LS11 5LL

LCC			
Ecology support	Supported		
Supported			
Ecology boundary			
Education comments			
Flood Risk			
Flood Zone 1			
<b>Utilities</b> Gas			
Electric			
Fire and Rescue			
Telecoms			
Other English Heritage			
Natural England			
Planning History	Applications since 1/1/2009, covering more than 50% of the site		
App Number	Proposal	Decision	% of site

### Spatial relationships

UDP Desi	ignations
----------	-----------

ODI Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

## **Core Strategy**

Main Urban Area	100.00
Major Settlement	0.00
Minor Settlement	0.00
Overlaps Urban Extension	<b>V</b>

% overlap

## **Regeneration Areas**

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

## 1325 Dewsbury Road (501) LS11 5LL

# Other Spatial Relationship

LCC ownership %	0.00		
Nearest train station	Cottingley		
Nearest train station distance (m)	2244.02		
Nearest bus stop	9142		
Nearest bus stop distance (m)	77.88		
Agricultural classification	Urban		
Overlaps SSSI			
Overlaps SEGI	Ħ		
Overlaps LNA			
Overlaps LNR			
<u> </u>			
Overlaps Conservation Area			
Overlaps Listed Building			
Overlaps Strat. Employment buffer			
Overlaps Public Right of Way			
Overlaps SFRA Flood Zone			
Overlaps EA Flood Zone			
Overlaps HSE Major Hazard	Ē		
Overlaps HSE Gas Pipeline	$\overline{\Box}$		
Overlaps Pot. Contamination	<b>✓</b>		
Overlaps Minerals Safeguard	ed		
Overlaps Minerals Safeguarded 100	m		

#### 1325 Dewsbury Road (501) LS11 5LL

#### Conclusions

Issues and Options Summary

The site is located within an existing employment area and is considered more appropriate for employment use.

Site affects others?

Sustainability summary

Minor negative - employment and economic growth. Significant positive - greenhouse emissions, flood risk transport network and accessibility. Minor positive - access to schools, health, leisure and greenspace and part greenfield and brownfield site.

Summary of reps

Pro

None

Anti

Not suitable for housing

Metro

Red Sites within the Core Public Transport Network

From a public transport perspective, these sites (in principle) would be acceptable for housing development. For the larger sites, site specific mitigation would be required but it is unlikely that substantial bus service provision would be required at these sites (based on the current public transport network).

Distance to Core Network (Centre of site) Buses Per Hour Access to Primary Schools Access to Secondary Schools Access to Primary Health

52 5 Yes Yes

162

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

The site is located within an existing employment area and is considered more appropriate for employment use.

Boundaries

Description

#### 1330A Haigh Moor Road - Jude's Point, West Ardsley, WF3 1EF Plan App 12/01850/RM

Site Details								
Easting	428579	Northing	425175	Site area ha	1.3	SP7	Smaller Settlement Infill	
HMCA	A Outer South West		Ward	Ardsley and	Robin Hood			
	racteristic	cs						
Site type	Greenfield							
On-site land uses - None								
Adjacent land uses - None								
Other land	uses - None							
Topograph	ny				Landscape			

Road front No

### **Greenbelt Assessment - Not Required**

#### 1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

#### 2. Prevent neighbouring towns from merging

Would development lead	i	
Do features provide bound	daries to contain the development?	
Coalescence Conclusion		

#### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary		
Does the site provide acces	s to the countryside	
Does the site include local/	national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?		
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?		
Does the site contain buildi	ngs	
Are these buildings used fo	r agricultural purposes?	
Encroachment Conclusion		

#### 4. Preserve the setting and special character of historic towns

Site within/adjacent to		
Can development pres	erve this character?	
Character Conclusion		

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

# 1330A Haigh Moor Road - Jude's Point, West Ardsley, WF3 1EF Plan App 12/01850/RM **SHLAA** conclusions Availability: Short (=<5 yrs) Suitability: LDF to determine Achievability: Medium (6-10yrs) Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) 0 Access comments 0 Local network comments 0 Total score Mitigation measures 0 Highways site support site has permission for housing (on site with construction) Contingent on other sites Contingent on other sites **Highways Agency Network Status** Impact **Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC **Ecology support** Ecology boundary **Education comments**

#### **Outer South West**

Natural England

# 

Planning History	Applications since 1/1/2009, covering more than 50% of the site		
App Number	Proposal	Decision	% of site
12/03273/COND	onsent, agreement or approval required by condition 16 of Planning Application 11/01014/OT	A	87
11/01014/OT	Residential Development of 32 houses	Α	87
13/02157/COND	Consent, agreement or approval required by condition 14 of Planning Application 11/01014/OT	Α	87
12/9/00252/MOD	Reserved matters application for 32 houses and associated landscaping NON MATERIAL AMENDMENT to 12/01850/RM: Removal of render from exterior of Plot 17 and walling to be in brickwork.	M01	100
13/9/00026/MOD	Reserved matters application for 32 houses and associated landscaping NON MATERIAL AMENDMENT to 12/01850/FU: Removal of render from plot 22 and render added to plot 21	M01	100
12/03270/COND	Consent, agreement or approval required by conditions 12, 14 and 15 of Planning Application 11/01014/OT	SPL	87
12/03204/COND	Consent, agreement or approval required by condition 21 of Planning Application 11/01014/OT	Α	87
12/01850/RM	Reserved matters application for 32 houses and associated landscaping	Α	100
12/05376/COND	Consent, agreement or approval required by condition 4 of Planning Application 11/01014/OT	A	87

Snatial	relation	nshins

**UDP Designations** 

**Core Strategy** 

## 1330A Haigh Moor Road - Jude's Point, West Ardsley, WF3 1EF Plan App 12/01850/RM

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

n Area 0.00 % overlap	Main Urban Area
lement 0.00	Major Settlement
lement 1.00	Minor Settlement
ension	Overlaps Urban Extension
_	

# Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

## Other Spatial Relationship

Other Spatial Relationship	þ
LCC ownership %	0.00
Nearest train station	Morley
Nearest train station distance (m)	3346.26
Nearest bus stop	6167
Nearest bus stop distance (m)	107.67
Agricultural classification	Grade 3
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	<b>✓</b>
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	$\overline{\sqcap}$
Overlaps Pot. Contamination	<b>✓</b>
Overlaps Minerals Safeguarde	ed

Overlaps Minerals Safeguarded 100m

## 1330A Haigh Moor Road - Jude's Point, West Ardsley, WF3 1EF Plan App 12/01850/RM

Conclusions
Issues and Options Summary
Site affects others?
Sustainability summary
Summary of reps
Anti
Green belt/ loss of green space
Brownfield sites first Wildlife biodiversity impact
There is bindweed in the field which I believe would make it difficult for any developers to be able to build on that land
Comments on phasing
DPP Allocation
Identified housing site
DPP Allocation Conclusion
Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted

Site Details								
Easting	428494	Northing	425250	Site area ha	1.5	SP7	Smaller Settlement Infill	
HMCA	Outer South	n West			Ward	Ardsley an	d Robin Hood	
Site Char	acteristic	s						
Site type	Greenfield							
On-site land	duses							
Agriculture								
Neighbouring land uses								
Agriculture								
Dwellings								
Allotment and city farm								
Other land uses - None								
Topograph	y Flat				Landscape	Limited Tree	Cover	
Boundaries	s Poorly de	fined			Road front	No		
Description								

#### **Greenbelt Assessment - Not Required**

#### 1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

## 2. Prevent neighbouring towns from merging

Would development lead		
Do features provide bound		
Coalescence Conclusion		

#### 3. Assist in safeguarding the countryside from encroahment

3 3 3	
Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
F 1 10 1 1	

Encroachment Conclusion

### 4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	

Character Conclusion

## **Outer South West**

1330B Haigh Moor Road - Jude	s Point, West Ardsley, \	VF3 1EF	
Overall Conclusion from assessment aga characteristics of openness and perman		belt and essential	
SHLAA conclusions			
Availability: Short (=<5 yrs)	Suitability: LDF to determ	nine Achievability:	Medium (6-10yrs)
Summary of infrastructure provide	comments		
LCC Highways Comments			
Public transport accessibility comments			Rank (1-5
Site has access to 3 buses per hour. 100% of secondary education, some local facilities	site with accessibility zone for	primary education. Outside accessibil	ity zone for 3
Access comments Acceptable access through developed part of	ito		
Acceptable access through developed part of	ne		5
Local network comments			
Small development - negligible local impact			_ 5
Mitigation measures			Total scor
witigation measures			13
Highways site support			
yes			
Contingent on other sites			
Contingent on other sites			
Highways Agency			
Impact Net	vork Status		
Comment awaited			
Network Rail			
Network Kali			
Yorkshire Water			
Treatment Works Caldervale			
There is limited capacity at Caldervale for newith Yorkshire Water's Asset Management Platerthcoming AMP(6) will run from April 2015 investment. It is particularly important that si account available sewerage and WwTW capacimprovements it may be possible for the devestudy.	ns (AMP) to ensure the necess o March 2020. Phasing is one res which represent a 10% or city. If a developer wants to bri	ary infrastructure and capacity can be nethod used to ensure sites are broud reater increase in population served b ng a site forward before YW have com	provided to serve the site. The ght forward in line with YW's by the works should take into appleted any planned
Environment Agency			
Constraints			
FZ1 over 1 ha. See comments in main text o	our response.		

LCC	1		
Ecology support			
Ecology boundary			
zoology zoullaaly			
Education comments			
Flood Risk			
Flood Zone 1. Public	combined sewer, crosses the site.		
Utilities			
Gas			
Electric			
Fire and Rescue			
Telecoms			
Telecoms			
Other			
English Heritage			
Natural England			
3			
Planning History	Applications since 1/1/2009, covering more than 50% of the site		
App Number	Proposal	Decision	% of site
	·		

## Spatial relationships

UDP D	)esiç	gna	tions
-------	-------	-----	-------

0.00	% overlap
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00

# **Core Strategy**

Main Urban Area	0.00
Major Settlement	0.00
Minor Settlement	1.00
Overlaps Urban Extension	<b>~</b>

% overlap

## **Regeneration Areas**

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

**✓** 

#### Other Spatial Relationship LCC ownership % 0.00 Nearest train station Morley Nearest train station distance (m) 3240.24 3329 Nearest bus stop Nearest bus stop distance (m) 184.40 Agricultural classification Grade 3 Overlaps SSSI Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps Conservation Area Overlaps Listed Building Overlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone

Overlaps Minerals Safeguarded
Overlaps Minerals Safeguarded 100m

Overlaps Pot. Contamination

Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline

#### Conclusions

Issues and Options Summary

Site within the existing settlement. Site A has planning permission (shown as a lime green site) which includes access through to site B and is part of the same field. Residential development is considered acceptable in principle.

Site affects others?

Sustainability summary

Significant negative - greenfield site. Minor positive - flood risk.

Summary of reps

Pro

If done with due care and attention to the local environment and with respect for the local community this would be a relatively sustainable addition

The site at Haigh Wood with its non greenbelt status and accessibility and sustainability credentials provides a very good location for development

Anti

Overdevelopment. Change from green to red. There is already a large amount of new buildings in the area and already congested (and exceedingly badly maintained) roads, schools and other services cannot cope. Over-population for village.

Wildlife/ Biodiversity impact

Flooding/ Drainage. Further housing development will exacerbate flooding problem.

Traffic/Congestion

Pressure on local services, Schools full

New developments out of character with area

Visual impact

Metro

Green Sites outside the Core Public Transport Network

Consideration needs to be given to if these sites would be able to meet the LDF public transport accessibility requirements should housing be brought forward. Significant developer contributions will be required at these sites to improve the public transport to meet the council LDF accessibility policies; particularly in the larger sites should these be brought forward for development.

Sites which fall marginally outside the 400m catchments and have high bus frequencies or are small sites low capacity are less of concern but are flagged up nonetheless.

The table also includes accessibility assessments results to access other services and facilities within acceptable journey times on public transport.

Distance to Core Network (Centre of site) Buses Per Hour Access to Primary Schools Access to Secondary Schools Access to Primary Health

792 4 Yes Yes Yes

Comments on phasing

DPP Allocation

Not proposed as housing allocation

**DPP Allocation Conclusion** 

Site within the existing settlement. Site A has planning permission (shown as a lime green site) which includes access through to site B and is part of the same field. Residential development is considered acceptable in principle. Subsumed into new boundary for 3373C drawn 12/9/14. Post IO capacity set to 0

#### 1332 Adwalton - Penfields, Drighlington

Site Details							
Easting	422795	Northing	428040	Site area ha	18.4	SP7	Smaller Settlement Extension
HMCA Outer South West			Ward	Morley Nor	th		

#### **Site Characteristics**

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

**Dwellings** 

Other land uses - None

Topogra	phy Sloping	Landscape	Limited Tree Cover
Bounda	ries Partially well-defined	Road front	Yes

Description

#### **Greenbelt Assessment**

#### 1. Check the unresticted sprawl of large built up areas

Would development lead to/cons	No	
Would development result in an i	No	
Is the site well connected to the	Yes	
Would development round off the	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 unrestric		ted sprawl

#### 2. Prevent neighbouring towns from merging

Would development lead	to physical connection of settlements?	Yes	
Do features provide bound	daries to contain the development?	No	
Coalescence Conclusion No merging of settlements			

#### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	Yes
Does the site include local/national nature conservation areas (SSSIs	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	Yes
Does the site contain buildings	Yes
Are these buildings used for agricultural purposes?	Yes

Encroachment Conclusion Site does not perform an important role in safeguarding from encroachment

#### 4. Preserve the setting and special character of historic towns

	• .	
Site within/adjacent to	No	
Can development pres	erve this character?	
Character Conclusion	No effect on the setting and special character of histor	ic features

# Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Green Belt site. Development would round off the settlement up to the A650 and be contained by the major road which acts as a defensible boundary.

## 1332 Adwalton - Penfields, Drighlington

SHLAA conclusions					
Availability: Short (=	<5 yrs)	Suitability:	LDF to determine	Achievability: Longterm (11+yrs)	
Summary of infras	structure provider	comments			
LCC Highways Comn	nents				
Public transport access	ibility comments				Rank (1-5)
No Public Transport or	other local services				1
					ı
Access comments					
Access is only available accommodate the level		Fieldhead Lane o	or Walton Drive, the latte	r being substandard in width to	3
Local network commen	ts				
Potential issues at the j	unction with the A650				4
Mitigation measures					Total score
none identified to over	come site deficiencies -	level of developr	ment unlikely to support i	new bus service or local services	8
Highways site support					
no					
Contingent on other sit	es				
Contingent on other sit	os				
contingent on other sit	C3				
Highways Agapay					
Highways Agency Impact Major Impact	Noty	vork Status	Likely to require significa	ant physical mitigation	
				next sift assess as part of Morley/Gildersome clus	ster.
Network Rail					
Yorkshire Water					
Treatment Works	Knostrop				
level. Development that ensure the necessary in 2020. Phasing is one m represent a 10% or gre developer wants to brit	It will connect to the punificatructure and capace thod used to ensure seater increase in populating a site forward before	blic sewer systen ity can be provide ites are brought tion served by the YW have comple	n needs to be co-ordinate ed to serve the site. The forward in line with YW's se works should take into	pacity for significant development at Knostrop Hied with Yorkshire Water's Asset Management Pla forthcoming AMP(6) will run from April 2015 to investment. It is particularly important that site account available sewerage and WwTW capacity ements it may be possible for the developer to pro-	ns (AMP) to March s which y. If a
Environment Agency	v				
Constraints					
	mments in main text of	our response.			
		•			
LCC	Common anti-old				
Ecology support	Supported				

#### **Outer South West**

#### 1332 Adwalton - Penfields, Drighlington

Ecology boundary **Education comments** 1200A + 3378 + 3064 + 3000 + 1332 + 2124 + 3003 + 333 + 1077 + 1344 = 1376 houses generates 344 primary and 138 secondary children. 1-1.5FE primary school required. Flood Risk Flood Zone 1. Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England **Planning History** Applications since 1/1/2009, covering more than 50% of the site **App Number** Proposal % of site Decision

## Spatial relationships

## **UDP Designations**

ODI Designations		
N32 Greenbelt	99.70	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.01	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

## **Core Strategy**

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	1.00	
Overlaps Urban Extension	<b>✓</b>	

#### **Regeneration Areas**

Inner South RA	0.00	% overlap
LB 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
-----------------	------

## 1332 Adwalton - Penfields, Drighlington

Nearest train station	Morley
Nearest train station distance (m	) 4170.30
Nearest bus stop	8627
Nearest bus stop distance (m	) 463.32
Agricultural classification	Grade 3
Overlaps SSS	I
Overlaps SEG	I
Overlaps LN/	Α
Overlaps LNI	2
Overlaps Conservation Area	а
Overlaps Listed Building	g
Overlaps Strat. Employment buffe	r
Overlaps Public Right of Wa	y <b>~</b>
Overlaps SFRA Flood Zone	е
Overlaps EA Flood Zone	е
Overlaps HSE Major Hazard	b
Overlaps HSE Gas Pipeline	e
Overlaps Pot. Contamination	n 🗸
Overlaps Minerals Safeguar	ded
Overlaps Minerals Safeguarded 10	00m

#### 1332 Adwalton - Penfields, Drighlington

#### Conclusions

Issues and Options Summary

Green Belt site. Development would round off the settlement up to the A650 and be contained by the major road which acts as a defensible boundary. Highways concerns re poor accessibility and limited access provision.

Site affects others?

Sustainability summary

Significant negative - greenfield site, greenhouse emissions, accessibility and pollution. Minor negative - access to schools, leisure and greenspace, community cohesion and transport network. Minor positive - flood risk.

Summary of reps

Pro

The site is largely vacant and is being actively promoted by the current land owners

Good Drainage

Good defendable boundary.

Rounding off settlement. The concerns regarding infrastructure and access to busy main roads apply to this site

Good access to motorways - able to travel to Bradford / Halifax / Leeds / Wakefield.

Good local amenity - shops / doctors / leisure.

No harm to green belt

Anti

Overdevelopment, Drighlington cannot take any more property, schools/doctors/sewage/shops and roads overcrowded Traffic congestion/ Access

Pressure on local services, Schools full

Why use green belt site when there are plenty of brownfield sites and vacant housing. Only one school in Drighlington

Poor general infrastructure

Metro

Amber Sites outside the Core Public Transport Network

Consideration needs to be given to if this site would be able to meet the LDF public transport accessibility requirements should housing be brought forward. We are be minded to recommend that these site were not prioritised for housing until other more accessible site have been considered. Sites which fall marginally outside the 400m catchments and have high bus frequencies or are small low capacity sites are less of concern but are flagged up nonetheless.

Distance to Core Network (Centre of site) Buses Per Hour Access to Primary Schools Access to Secondary Schools Access to

Primary Health

1017 7 No Yes

Voc

Comments on phasing

**DPP Allocation** 

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. Development would round off the settlement up to the A650 and be contained by the major road which acts as a defensible boundary. Highways concerns re poor accessibility and limited access provision.

#### 1334 Pitty Close Farm, Drighlington BD11

Site Deta	ails						
Easting	423195	Northing	428920	Site area ha	14.3	SP7	Smaller Settlement Extension
HMCA	Outer South	n West			Ward	Ward Morley North	

#### **Site Characteristics**

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

**Dwellings** 

Other land uses - None

Topography	Sloping	Landscape	Limited Tree Cover
Boundaries	Poorly defined	Road front	No

Description

#### **Greenbelt Assessment**

#### 1. Check the unresticted sprawl of large built up areas

Would development lead to/cons	titue ribbon development?	No
Would development result in an	Yes	
Is the site well connected to the	No	
Would development round off the	e settlement?	
Is there a good existing barrier band the undeveloped land?	etween the existing urban area	No
Unrestricted Sprawl Conclusion	High potential to lead to unrestric	ted sprawl

#### 2. Prevent neighbouring towns from merging

Nould development lead to physical connection of settlements?	No
Oo features provide boundaries to contain the development?	No
Coalescence Conclusion No merging but there is no defensible be	oundary

#### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	Yes
Does the site include local/national nature conservation areas (SSSIs	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	Yes
Does the site contain buildings	Yes
Are these buildings used for agricultural purposes?	Yes

Encroachment Conclusion | Site does not perform an important role in safeguarding from encroachment

#### 4. Preserve the setting and special character of historic towns

	<b>.</b>	
Site within/adjacent to	conservation area/listed building/historical features?	No
Can development pres	erve this character?	
Character Conclusion	No effect on the setting and special character of histor	ic features

# Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

The site is unrelated to the existing settlement. Development of the site would be an isolated island and create unrestricted sprawl into the Green Belt and a precedent for further sprawl.

Ecology support

Supported

Supported

## 1334 Pitty Close Farm, Drighlington BD11

SHLAA conclusions					
Availability: Short (=<	≲5 yrs)	Suitability:	LDF to determine	Achievability:	Longterm (11+yrs)
Summary of infras	trusturo providor				
	•	comments			
LCC Highways Comm Public transport accessi					Rank (1-5)
20% of the site has acc	ess to 4 buses per hou			es per hour. The remaining 40 the site has access to health.	
Access comments					
Access is very poor onto	o Wakefield Rd - too na	arrow, very limite	ed visibility		1
Local network comment	's				
Potential cumulative imp	pact with adjacent site	S			4
Mitigation measures		]			Total score
	ome site deficiencies -	level of developr	ment unlikely to suppo	ort new bus service or local ser	rvices 7
Highways site support		1			
no					
Contingent on other site	es				
Continuout on other site					
Contingent on other site	es				
Highways Agapay					
Highways Agency Impact Material impact	nt Netv	vork Status	No objection subject	to satisfactory mitigation	
' '				at next sift assess as part of N	Morley/Gildersome cluster.
National Pail					
Network Rail					
Yorkshire Water					
	Knostrop	aletale a serve ale a l	oulle of London Thomas		
level. Development that ensure the necessary in 2020. Phasing is one m represent a 10% or gre	t will connect to the pu frastructure and capac ethod used to ensure s ater increase in popula og a site forward before	ablic sewer syster tity can be provid sites are brought ation served by the YW have compl	n needs to be co-ordi ed to serve the site. forward in line with Y ne works should take i leted any planned imp	nated with Yorkshire Water's A The forthcoming AMP(6) will ri 'W's investment. It is particula nto account available sewerag provements it may be possible	rly important that sites which e and WwTW capacity. If a
<b>Environment Agency</b>	•				
Constraints FZ1 over 1 ha. See con	nments in main text of	our response.			
LCC					

#### **Outer South West**

# 1334 Pitty Close Farm, Drighlington BD11 Ecology boundary **Education comments** Flood Risk Flood Zone 1. Field drainage along SE boundary. Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England **Planning History** Applications since 1/1/2009, covering more than 50% of the site **App Number** % of site **Proposal** Decision

## Spatial relationships

UDP Designations		
N32 Greenbelt	95.09	%
N34 PAS	4.91	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

overlap

Core Strategy	
Main Urban Araa	0.00

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension		

<b>Regeneration Areas</b>		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

## Other Spatial Relationship

LCC ownership %	0.00
-----------------	------

## 1334 Pitty Close Farm, Drighlington BD11

Nearest train station	Morley
Nearest train station distance (m)	3856.02
Nearest bus stop	3020
Nearest bus stop distance (m)	375.63
Agricultural classification (	Grade 3
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	✓
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<u></u>
Overlaps Minerals Safeguarde	ed
Overlaps Minerals Safeguarded 100r	m 🗆

#### 1334 Pitty Close Farm, Drighlington BD11

#### Conclusions

Issues and Options Summary

Green Belt site. The site is unrelated to the existing settlement. Development of the site would be an isolated island and create unrestricted sprawl into the Green Belt and a precedent for further sprawl. Poor site access.

Site affects others?

Sustainability summary

Significant negative - greenfield site. Minor negative - access to health, leisure and greenspace, community participation, community cohesion (out of scale with settlement), greenhouse emissions, transport network and flood risk

Summary of reps

Anti

Greenbelt

Lack of facilities/ shops. The schools are full as are the dentists and health. Not enough shops, services or sewerage systems. Brownfiled sites first

Metro

Red Sites outside the Core Public Transport Network

Consideration needs to be given to if this site would be able to meet the LDF public transport accessibility requirements should housing be brought forward. We agree that these sites would not be suitable for housing development.

Distance to Core Network (Centre of site)

Buses Per Hour

Access to Primary Schools

Access to Secondary Schools

Access to Primary Schools

Primary Health

516

No

Yes

Yes

Comments on phasing

**DPP Allocation** 

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. The site is unrelated to the existing settlement. Development of the site would be an isolated island and create unrestricted sprawl into the Green Belt and a precedent for further sprawl. Poor site access.

Site Deta	ails							
Easting	428275	Northing	425357	Site area ha	2	SP7	Smaller Settlement Infill	
HMCA	Outer South	n West			Ward	Morley Sou	uth	
Site Cha	racteristi	cs						
Site type	Greenfield							
On-site lan	d uses							
Agriculture								
Neighbouri	ng land uses	3						
Agriculture								
Dwellings								

Other land uses - None

Topography	Flat	Landscape	Significant Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description

## **Greenbelt Assessment - Not Required**

#### 1. Check the unresticted sprawl of large built up areas

•		
Would development lead to/cons	titue ribbon development?	
Would development result in an i	solated development?	
Is the site well connected to the	built up area?	
Would development round off the	e settlement?	
Is there a good existing barrier band the undeveloped land?	etween the existing urban area	
Unrestricted Sprawl Conclusion		

#### 2. Prevent neighbouring towns from merging

		•	
Would development lead to	o physical connection of	settlements?	
Do features provide bound	laries to contain the deve	elopment?	
Coalescence Conclusion			

#### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Francohmont Condusion	

Encroachment Conclusion

#### 4. Preserve the setting and special character of historic towns

	•	
Site within/adjacent to	conservation area/listed building/historical features?	
Can development pres	erve this character?	
Character Conclusion		

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Supported

## 1336 Westerton Road (land at), West Ardsley

SHLAA conclusions					
Availability: Short (=	=<5 yrs)	Suitability:	LDF to determine	Achievability: Medium (6-10yrs)	
Summary of infra	structure provider	comments			
LCC Highways Com	ments				
Public transport access	sibility comments				Rank (1-5)
50% of the site within 50% for health	the accessibility zone fo	or 3 buses per ho	our, 100% of the site wi	thin the accessibility zone for education and	3
Access comments					
Access achievable onto	) Westerton Road				5
Local network commer	nts				
	npact with nearby sites				
					4
Mitigation measures					Total score
					12
Highways site support					
yes					
Contingent on other si	tes				
Contingent on other si	tes				
Highways Agency					
Impact No material i	mpact Netv	vork Status	No objection		
Potential for cumulative	e impact in combination	n with other sites	s. If site still included a	t next sift assess as part of dewsbury Roadcluste	er.
Network Rail					
Yorkshire Water					
Treatment Works	Caldervale				
with Yorkshire Water's forthcoming AMP(6) w investment. It is partic account available sewe	s Asset Management Pla vill run from April 2015 t cularly important that sit erage and WwTW capac	ns (AMP) to ensu o March 2020. Pl es which represe ity. If a develope	ure the necessary infras hasing is one method u ent a 10% or greater inc er wants to bring a site	nnect to the public sewer system needs to be co tructure and capacity can be provided to serve the sed to ensure sites are brought forward in line worease in population served by the works should forward before YW have completed any planned bunt would be determined by a developer funder	he site. The vith YW's take into
Environment Agend Constraints	у				
FZ1 over 1 ha. See co	mments in main text of	our response.			
LCC					
Ecology support	Supported				

Ecology boundary

**Education comments** 

3078A + 1072 + 3373A and C + 1336 + 3456A + 536 + 1143B, D and F + 2155 + 1274 + 1032 + 1067B + 1069 + 2128 + 1067B + 1069

+1258+3365 = 2685 houses generates 671 primary and 268.5 secondary children. 1x2FE and 1xFE primary school required.

Flood Risk

Flood Zone 1 but there is a watercourse through the centre of the site and also along southern boundary. Public sewers located inside the Southern boundary.

# Utilities

Gas

Electric

Fire and Rescue

Telecoms

#### Other

English Heritage

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number Proposal Decision % of site

#### 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 0.00 **UDP City Centre** S2S6 Town Centre 0.00 Proposed Local Centre 0.00 Overlaps N37 SLA Sch. Ancient Mon. 0.00

## Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	1.00	
Overlaps Urban Extension	<b>~</b>	

#### **Regeneration Areas**

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

#### Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Morley
Nearest train station distance (m)	3045.46
Nearest bus stop	7501
Nearest bus stop distance (m)	129.51
Agricultural classification	Grade 3
0 1 0001	
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	
Overlaps Minerals Safeguard	ed D
Overlaps Minerals Safeguarded 100	
Overlaps Willerais Saleguarded 100	

#### Conclusions

Issues and Options Summary

The site is within the existing settlement and residential development is considered acceptable in principle.

Site affects others?

Sustainability summary

Significant negative - greenfield site. Minor positive - access to schools and greenspace, flood risk and transport network.

Summary of reps

Pro

No harm to the green belt, suitable and available

Anti

Greenbelt

Agricultural Land

Access

Safety, and quality of life

Out of character with area.

Pressure on local services, schools in the area are already over subscribed

Current drainage in the area is not sufficient, causing flooding in Westerton Road

The destruction of protected trees and shrubs would have a negative effect on wildlife.

Coalescence, The newly proposed sites taken together would consolidate semi-rural groups of settlements into a predominantly urban residential area. Most of the open frontages to Bradford Road and Westerton Road would be built on, removing open aspects and distant views and tending towards the creation of amorphous sprawl of development across the area along the length of the A650 Brownfield site first. Instead brownfield sites should be used where wildlife, agricultural land and woodland would not be affected and the infrastructure would be more suitable...

Conservation/Heritage. Lee Fair

Lee Fair has existed in this locality for hundreds of years and the locals are proud of its historical legacy. Would the Fair disappear completely or be moved away from the area. It would be verydisappointing if this happened.

Metro

Green Sites outside the Core Public Transport Network

Consideration needs to be given to if these sites would be able to meet the LDF public transport accessibility requirements should housing be brought forward. Significant developer contributions will be required at these sites to improve the public transport to meet the council LDF accessibility policies; particularly in the larger sites should these be brought forward for development.

Distance to Core Network (Centre of site)

Buses Per Hour

Access to Primary Schools

Access to Secondary Schools

Access to Secondary Schools

Access to Primary Schools

Primary Health

From 1970

Yes

Yes

Comments on phasing

DPP Allocation

Not proposed as housing allocation

**DPP Allocation Conclusion** 

The site is within the existing settlement and residential development is considered acceptable in principle. Subsumed into new boundary for 3373A drawn 12/9/14. Opost IO capacity set to 0

On-site land uses

#### 1344 Westfield Farm, Drighlington BD11

Site Deta	Site Details						
Easting	423094	Northing	429314	Site area ha	0.6	SP7	Smaller Settlement Extension
HMCA	HMCA Outer South West		Ward	Morley Nor	th		
Site Characteristics							
Site type	Greenfield						

Agriculture					
Neighbouring land uses					

Neighbouring land uses	
Agriculture	
Dwellings	
Other	

Other land uses		
Equestrian		

Topography	Undulating	Landscape	No Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description				

#### **Greenbelt Assessment**

#### 1. Check the unresticted sprawl of large built up areas

•	<b>5</b> ,	
Would development lead to/cons	No	
Would development result in an	No	
Is the site well connected to the	No	
Would development round off th		
Is there a good existing barrier band the undeveloped land?	Yes	
Unrestricted Sprawl Conclusion Low potential to lead to unrestrict		ted sprawl

#### 2. Prevent neighbouring towns from merging

Would development lead	to physical connection of settlements?	No	
Do features provide boun-	daries to contain the development?	No	
Coalescence Conclusion	No merging but there is no defensible bo	undary	

### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	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

3	3 1 1	110	
Encroachment Conclusion	Site does not perform an important role	in safeguarding from	encroachment

## 4. Preserve the setting and special character of historic towns

Site within/adjacent	o conservation area/listed building/historical features?	No	
Can development pre	serve this character?		
Character Conclusion	No effect on the setting and special character of histor	ic features	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Green Belt site. The site is well contained by existing housing and road frontages and is effectively an infill site.

#### **SHLAA** conclusions

Availability: Short (=<5 yrs)

Suitability: LDF to determine

Achievability: Longterm (11+yrs)

#### Summary of infrastructure provider comments

#### **LCC Highways Comments**

Public transport accessibility comments

Meets Core Strategy standards with exception of education

4

Access comments

Access schievable from Old Lane with some widening and provision of new footways

4

Local network comments

Small development unlikely to impact on local network

4

Mitigation measures

widening of Old lane and provision of new footways

Total score

Highways site support

yes with mitigation

Contingent on other sites

best combined with 1077 to achieve access improvments

Contingent on other sites

best combined with 1077 to achieve access improvments

#### **Highways Agency**

Impact	No material in	mpact	Network Status	No objection
n/a				

#### **Network Rail**

#### Yorkshire Water

Treatment Works Knostrop

Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

#### **Environment Agency**

Constraints

FZ1 under 1 ha. See comments in main text of our response.

LCC	
Ecology support	Supported
Supported	
Ecology boundary	
Education comments	te e
	1+3000+1332+2124+3003+333+1077+1344 = 1376 houses generates 344 primary and 138 secondary children. 1-1.5FE
primary school requ	uired.
Flood Risk	
Flood Zone 1	
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
Other	
English Heritage	
Natural England	
Planning History	Applications since 1/1/2009, covering more than 50% of the site
App Number	Proposal Decision % of site

## Spatial relationships

<b>UDP Designations</b>		
N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

# Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>✓</b>	

% overlap

# **Regeneration Areas**

Inner South RA	0.00
LB Corridor RA	0.00
EASEL RA	0.00
Aire Valley RA	0.00
West Leeds Gateway	0.00

# Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Morley
Nearest train station distance (m)	4054.43
Nearest bus stop	392
Nearest bus stop distance (m)	249.08
Agricultural classification (	Grade 3
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	$\overline{\Box}$
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	$\Box$
Overlaps Pot. Contamination	<b>~</b>
Overlaps Minerals Safeguarde	-d -
· · · · · · · · · · · · · · · · · · ·	
Overlaps Minerals Safeguarded 100	m

Conclusions	
Conclusions	
Issues and Options Summary	
Green Belt site. The site is well conta	ained by existing housing and road frontages and is effectively an infill site.
Site affects others?	
Sustainability summary	
Significant negative - access to green accessibility.	nspace and greenfield site. Minor positive - greenhouse emissions, flood risk, transport network and
Summary of reps	
Comments on phasing	
DPP Allocation	
Preferred housing allocation	
DPP Allocation Conclusion	
Green Belt site. The site is well conta	ained by existing housing and road frontages and is effectively an infill site.

#### **Outer South West**

#### 5165 Land at Moor Knoll Lane East Ardsley

Site Detail	ls
-------------	----

Easting	430223	Northing	426164	Site area ha	0.5	SP7	Smaller Settlement Extension
HMCA Outer South West		Ward	Ardsley and	Robin Hood			

#### **Site Characteristics**

Site type Mix 70:30

On-site land uses

Vacant land

Neighbouring land uses

Manufacturing and Wholesale

Agriculture

Dwellings

Other land uses - None

Topography	/ Flat	Landscape	Limited Tree Cover
Boundaries	Poorly defined	Road front	Yes

Description

Vacant land on the edge of East Ardsley bordered by agricultural land and residential uses.

#### **Greenbelt Assessment**

#### 1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development	nt? 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 urba and the undeveloped land?	an area No
Unrestricted Sprawl Conclusion Low potential to lead to	to unrestricted sprawl

#### 2. Prevent neighbouring towns from merging

Would development lead	No
Do features provide boun	No
Coalescence Conclusion	undary

#### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas (SSSIs	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	Yes
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	

Encroachment Conclusion Site does not perform an important role in safeguarding from encroachment

### 4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	No
Can development preserve this character?	

Character Conclusion

Natural England

#### 5165 Land at Moor Knoll Lane East Ardsley

Overall Conclusion from assessment against all 4 purposes of green belt and essential

characteristics of openness and permanence Development of the site could lead to unrestricted sprawl into the Green Belt. The site has indefensible boundaries. **SHLAA** conclusions Availability: Suitability: Achievability: Summary of infrastructure provider comments **Highways Agency** Impact No material impact No objection **Network Status Network Rail** Yorkshire Water Treatment Works **Environment Agency** Constraints LCC **Ecology support** Supported Supported - Green. Ecology boundary **Education comments** Flood Risk There is a minor watercourse running along the Southern boundary of the site. It should be assumed that there will be no development within 9m of the beck. Surface water flood risk = Low. **Utilities** Gas Electric Fire and Rescue Telecoms Other English Heritage

5165 La	and at Moor Knoll Lane East Ardsley		
Planning Histo	ry Applications since 1/1/2009, covering more than 50% of the site		
App Number	Proposal	Decision	% of site

## Spatial relationships

UDP Designations		
N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy	

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	1.00	
Overlaps Urban Extension	<b>✓</b>	

<b>Regeneration Areas</b>	

% overla	0.00	Inner South RA
	0.00	LB Corridor RA
	0.00	EASEL RA
	0.00	Aire Valley RA
	0.00	West Leeds Gateway

## Other Spatial Relationship

0.00	LCC ownership %
Morley	Nearest train station
3793.16	Nearest train station distance (m)
4434	Nearest bus stop
110.53	Nearest bus stop distance (m)

## Agricultural classification Grade 3

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	$\overline{\Box}$
Overlaps HSE Gas Pipeline	$\overline{\Box}$
Overlaps Pot. Contamination	<b>✓</b>
Overlaps Minerals Safeguarded	
Overlaps will let als Safegual dec	4

Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<b>✓</b>
Overlaps Minerals Safeguarded	
Overlaps Minerals Safeguarded 100m	1 🗌

## **Outer South West**

## 5165 Land at Moor Knoll Lane East Ardsley

Conclusions	
Issues and Options Summary	
Green Belt site. Development of the	could lead to unrestricted sprawl into the Green Belt. The site has indefensible boundaries.
Site affects others?	
No	
Sustainability summary	
Summary of reps	
Comments on phasing	
DPP Allocation	
Not proposed as housing allocation	
DPP Allocation Conclusion	
Green Belt site. Development of the	could lead to unrestricted sprawl into the Green Belt. The site has indefensible boundaries.

## 2036 Rod Mills Lane, High Street, Morley

Site Details								
Easting	426699	Northing	427368	Site area ha		1.8	SP7	Major Settlement Infill
HMCA Outer South West			Ward	Morley Sou	th			

#### **Site Characteristics**

Site type Brownfield

On-site land uses

Vacant building

Neighbouring land uses

Office

Manufacturing and Wholesale

Dwellings

Other land uses - None

Topography	Flat	Landscape	Significant Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

#### **Greenbelt Assessment - Not Required**

#### 1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

### 2. Prevent neighbouring towns from merging

_		
Would development lead t		
Do features provide bound		
Coalescence Conclusion		

#### 3. Assist in safeguarding the countryside from encroahment

3 3	
Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

## 4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	

Character Conclusion

2036 Rod Mills Lane, Hi	gh Street, Morley	
Overall Conclusion from assessmentaracteristics of openness and p	ent against all 4 purposes of green belt a ermanence	nd essential
SHLAA conclusions		
Availability: Short (early)	Suitability: Suitable	Achievability: Medium (6-10yrs)
Summary of infrastructure pr	ovider comments	
LCC Highways Comments		
Public transport accessibility commen	S	Rank (1-5)
Meets Core Strategy standards		
		5
Access comments		
Access not achievable from Fountain S	St. Potential off High St by side of flat complex	c - car parking issues
Local network comments		
Smallish development with minimal in	npact	4
Mitigation measures		Total score
Access from High Street only		
3		12
Highways site support		
yes with mitigation		
Contingent on other sites		
Contingent on other sites		
Contingent on other sites		
Highways Agency		
Impact No material impact	Network Status no objection	at next sift assess as part of Morley / Gildersome cluster.
Fotential for cumulative impact in cor	ibiliation with other sites. If site still included	at flext stit assess as part of Moriey / Gildersoffie cluster.
Network Rail		
Varkshira Water		
Yorkshire Water  Treatment Works Knostrop		
•	works which some the bulk of Loads. There is	capacity for significant development at Knostron High and Low
level. Development that will connect t ensure the necessary infrastructure at 2020. Phasing is one method used to represent a 10% or greater increase i developer wants to bring a site forwa	o the public sewer system needs to be co-ordinal capacity can be provided to serve the site. The ensure sites are brought forward in line with Your population served by the works should take into the fore YW have completed any planned imp	s capacity for significant development at Knostrop High and Low nated with Yorkshire Water's Asset Management Plans (AMP) to The forthcoming AMP(6) will run from April 2015 to March 'W's investment. It is particularly important that sites which nto account available sewerage and WwTW capacity. If a rovements it may be possible for the developer to provide
contributions. The amount would be	determined by a developer funded feasibility st	udy.
<b>Environment Agency</b>		
Constraints		
FZ1 over 1 ha. See comments in mai	n text of our response.	

2036	Rod Mills Lane, High	n Street, Morley			
LCC					
Ecology sup	pport Supported				
Supported					
Ecology bou	undary				
Education c	omments				
		6 = 565 houses generates 141 prin n Morley, so land would be sought.	nary and 56.5 secondary c	hildren. Although not enough children for a	a new
Flood Risk					
Flood Zone	1				
Utilities					
Gas					
Electric					
Fire and Re	scue				
Telecoms					
Other					
English Her	itage				
This site ad	ljoins the boundary of the Mo	orley Town Centre Conservation Are to the west (Offices occupied by R	ea.		
There is a r	requirement in the 1990 Act t	hat "special regard" should be had	to the desirability of prese	erving Listed Buildings or their setting or a	ny
Consequent	tly, if allocated, any developn	ric interest which they possess. nent proposals for this area would	need to ensure that those	elements which contribute	
to the signi	ficance of these assets are no	ot harmed			
Natural Eng	land				
Housing all	ocations 637, 137A, 2036, 20	998B include areas of deciduous wo	odland BAP habitat		
Planning H	<b>History</b> Applications since	1/1/2009, covering more than 50%	of the site		
App Numb	per Proposal		Decision	% of site	
Spatial rel	ationships				
		0 0:			
UDP De	esignations	Core Strate	gy		

## 2036 Rod Mills Lane, High Street, Morley

0.00	% overlap
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
1.00	
0.00	
0.00	
	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 1.00 0.00

Main Urban A	Area	0.00	% overlap
Major Settler	nent	1.00	
Minor Settler	nent	0.00	
Overlaps Urban Exten	sion		

Dage	onoration	Arooc
Reu	zneration	ALEAS
reg	eneration	AI Cas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

## Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Morley
Nearest train station distance (m)	785.27
Nearest bus stop	1907
Nearest bus stop distance (m)	90.44
Agricultural classification Ur	ban
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	✓
Overlaps Listed Building	✓
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<b>✓</b>
Overlaps Minerals Safeguarded	
Overlaps Minerals Safeguarded 100m	

#### 2036 Rod Mills Lane, High Street, Morley

#### Conclusions

Issues and Options Summary

Site within the urban area. Heavily treed. Existing mill which we would seek to retain. Conversion potential.

Site affects others?

Sustainability summary

Minor negative - employment and economic growth, part greenfield and brownfield site and landscape. Significant positive - greenhouse emissions, flood risk, transport network and accessibility. Minor positive - access to schools, leisure and health, and c

Summary of reps

Pro

Change from Amber to Green to replace proposed Green sites in the Outer South West area. 2036 Rods Mill Lane, Capacity 66, Ward Morley S.

Close to town centre

Anti

Statutory

English Heritage - This site adjoins the boundary of the Morley Town Centre Conservation Area. There are also Grade 11 Listed Buildings to the west (Offices occupied by Rentokil). There is a requirement in the 1990 Act that "special regard" should be had to the desirability of preserving Listed Buildings or their setting or any features of special architectural or historic interest which they possess. Consequently, if allocated, any development proposals for this area would need to ensure that those elements which contribute to the significance of these assets are not harmed.

Metro - Green and Amber Sites within the Core Public Transport Network

Table 4 below contains sites that are classified as 'Sites which have potential to be allocated for housing' and 'Sites which have potential but issues or not as favoured as green sites' that fall within 400m of the current core bus network. The sites in this list are supported for housing growth. Site specific mitigation would be required but it is unlikely that substantial bus service provision would be required at these sites (based on the current public transport network) From a public transport perspective, we would encourage the prioritisation of these sites based on the proximity to the core public transport network and the bus service frequency levels.

Distance to Core Network (Centre of site) 111 Buses Per Hour 4 Access to Primary Schools Yes Access to Secondary Schools Yes Access to Primary Health Yes

Comments on phasing

**DPP Allocation** 

Preferred housing allocation

DPP Allocation Conclusion

Site within the urban area. Heavily treed. Convert existing mill.

## 2037 Fall Lane, East Ardsley

Site Details								
Easting	431122	Northing	426004	Site area ha		0.6	SP7	Smaller Settlement Extension
HMCA Outer South West				Ward	Ardsley and	Robin Hood		

#### **Site Characteristics**

Site type Brownfield

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	No

Description

## **Greenbelt Assessment - Not Required**

#### 1. Check the unresticted sprawl of large built up areas

Would development lead to/const		
Would development result in an is	solated development?	
Is the site well connected to the I	ouilt up area?	
Would development round off the	e settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?		
Unrestricted Sprawl Conclusion		

## 2. Prevent neighbouring towns from merging

Would development lead t		
Do features provide bound		
Coalescence Conclusion		

### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary		
Does the site provide acces		
Does the site include local/		
Areas of protected/unprote		
Site includes Grade 1, Grad		
Does the site contain buildings		
Are these buildings used fo		
Encroachment Conclusion		

## 4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?			
Can development pres			
Character Conclusion			

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

2037	Fall Lane, Eas	t Ardsley			
SHLAA conc	lusions				
Availability:	Short (early)	Suitability:	Suitable	Achi	evability: Short (=<5yrs)
Summary	of infrastructu	re provider comments			
11:					
Highways A	gency	Network Status			
1,					
Network Ra	il				
Yorkshire W	/ater				
Treatment Wo	orks				
<b>Environmer</b> Constraints	t Agency				
Constraints					
LCC					
Ecology suppo	ort				
Ecology boun	dary				
Education cor	nments				
Flood Risk					
Trood Tuest					
Utilities					
Gas					
Electric					
Fire and Resc	ue				
Telecoms					
relections					
Other					
English Herita	ige				
	'				
Natural Engla	nd				
Planning His	story Application	ns since 1/1/2009, covering mor	re than 50% of the site		
App Numbe				Decision	% of site

#### 2037 Fall Lane, East Ardsley

## Spatial relationships

<b>UDP Designations</b>		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy	

0.00 % overlap	0.00	Main Urban Area
0.00	0.00	Major Settlement
0.00	0.00	Minor Settlement
<u> </u>	<b>V</b>	Overlaps Urban Extension
	_	

## **Regeneration Areas**

Inner South RA	0.00
LB Corridor RA	0.00
EASEL RA	0.00
Aire Valley RA	0.00
West Leeds Gateway	0.00

## % overlap

## Other Spatial Relationship

LCC ownership %	0.00

Nearest train station	Morley
Nearest train station distance (m)	4658.55
Nearest bus stop	14347
Nearest bus stop distance (m)	173.40

## Agricultural classification Grade 3

Overlaps SS	SSI
Overlaps SE	GI
Overlaps L	NA
Overlaps L	NR
Overlaps Conservation Ar	rea
Overlaps Listed Buildi	ing
Overlaps Strat. Employment buf	fer
Overlaps Public Right of W	/ay
Overlaps SFRA Flood Zo	ne
Overlaps EA Flood Zo	ne
Overlaps HSE Major Haza	ard
Overlaps HSE Gas Pipel	ine
Overlaps Pot. Contaminati	ion 🗸

Overlaps Minerals Safeguarded
Overland Minerals Safaguarded 100m

## 2037 Fall Lane, East Ardsley

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
Cummony of rone	
Summary of reps	
Comments on phasing	
DPP Allocation	
Not proposed as housing allocation	
DPP Allocation Conclusion	
not within settlement hierarchy	

Site	<b>Details</b>

Easting	426844	Northing	431007	Site area ha	11.7	SP7	Main Urban Area Extension
HMCA Outer South West			Ward	Farnley and	Wortley		

#### **Site Characteristics**

Site type Greenfield

On-site land uses

Agriculture

Unmanaged Forest

Neighbouring land uses

Agriculture

Manufacturing and Wholesale

Cemeteries and Crematoria

Other land uses - None

Topography	Sloping	Landscape	Significant Tree Cover
Boundaries	Poorly defined	Road front	No

Description

Greenfield site in agricultural use with woodland forming three of the boundaries. The site lies at a higher level than land to the east and south with no direct access to the highway.

#### **Greenbelt Assessment**

## 1. Check the unresticted sprawl of large built up areas

Would development lead to/const	itue ribbon development?	No
Would development result in an is	Yes	
Is the site well connected to the b	ouilt up area?	No
Would development round off the	e settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?		No
Unrestricted Sprawl Conclusion	High potential to lead to unrestric	ted sprawl

## 2. Prevent neighbouring towns from merging

Would development lead	to physical connection of settlements?	No
Do features provide boun	No	
Coalescence Conclusion	No merging but there is no defensible bo	undary

#### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas (SSSIs	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	Yes
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	No

Encroachment Conclusion Site does not perform an important role in safeguarding from encroachment

## 4. Preserve the setting and special character of historic towns

Site within/adjacent to	conservation area/listed building/historical features?	No		
Can development pres	erve this character?			
Character Conclusion No effect on the setting and special character of 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 the site would lead to unrestricted urban sprawl.

#### **SHLAA** conclusions

Availability: Short (=<5 yrs) Suitability: LDF to determine Achievability: Longterm (11+yrs)

#### Summary of infrastructure provider comments

#### **LCC Highways Comments**

Public transport accessibility comments

Poor accessibility all round

Access comments

Rank (1-5)

1

**Total score** 

No frontage to adopted highway

Local network comments

Congestion on Outer Ring Road and M621

Mitigation measures

Needs other sites to come through with mitigation on local and strategic highway network

Needs other sites to come through with mitigation on local and strategic highway network

5

Highways site support

No

Contingent on other sites

Need to combine with 2078, 3057, 2114

Contingent on other sites

Need to combine with 2078, 3057, 2114

#### **Highways Agency**

 Impact
 No material impact
 Network Status
 No objection

 Potential for cumulative impact in combination with other sites.
 If site still included at next sift assess as part of Dewsbury Road cluster.

#### **Network Rail**

General asset protection issues

## Yorkshire Water

Treatment Works Knostrop

Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

#### **Environment Agency**

Constraints

FZ1 over 1 ha and site is on top of an historic landfill site. See comments in main text of our response

LCC **Ecology support** Not supported

Not supported (RED). No site-specific designations but this former quarry has been restored to grassland and woodland. There is acidic grassland in the north-east corner and this forms part of an important wildlife corridor along the railway (potential Leeds Habitat Network or Local Wildlife Site together with site 637 and 2114).

Ecology boundary

Supported with mitigation if Red hatched areas are excluded and the boundary is amended as per drawing RM/2078. Mitigation will still be required to ensure adjacent habitats are protected and enhanced i.e. 20 metre buffer around the east, south and west boundaries to protect the woodland. Needs to be assessed against Local Wildlife Sites criteria.

**Education comments** 

1171B+3056+2078+4029+637 = 1202 houses generates 300 primary and 120 secondary children. 1x1.5FE primary school required.

Flood Risk Flood Zone 1

Utilities	
ริสร	

Electric	
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Fii	re	and	Rescue	
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Гe	ecoms
е	ecoms

#### Other

English Heritage

Matural	England

**Planning History** Applications since 1/1/2009, covering more than 50% of the site

**App Number** Decision % of site **Proposal** 

#### Spatial relationships

# **UDP Designations**

%	overlap
, ,	отолар

ODI Designations		
N32 Greenbelt	97.06	%
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
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	
---------------	--

2.94	% overlap
0.00	
0.00	
<b>✓</b>	
	0.00

Regenera	ation <i>i</i>	Areas
----------	----------------	-------

Inner 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

Other Spatial Relationshi	p
LCC ownership %	100.00
Nearest train station	Cottingley
Nearest train station distance (m)	1081.25
Nearest bus stop	4472
Nearest bus stop distance (m)	320.44
Agricultural classification	Grade 3
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	$\overline{\Box}$
Overlaps HSE Gas Pipeline	$\overline{\Box}$
Overlaps Pot. Contamination	<b>✓</b>
Overlaps Minerals Safeguardo	ed

Overlaps Minerals Safeguarded 100m

**~** 

#### Conclusions

Issues and Options Summary

Green Belt site. Development potential through linking of sites 2078, 3056, 4029 and 1171B dependent on the necessary infrastructure and link road from Whitehall Road to Gelderd Road.

Site affects others?

Sustainability summary

Significant negative - greenfield site, ecology objection, greenhouse emissions and accessibility. Minor negative - access to school and leisure, community participation, transport network, waste, pollution and landscape. Minor positive - flood risk.

Summary of reps

Pro

Good road network links

Well linked to existing residential areas. The new road link which is required would be viable.

Potential for primary school development

Anti

Lack of defensible boundary

the site is reliant upon a link road from Whitehall Road in the east to Gelderd Road to the west.

Statutory

Metro - Amber Sites outside the Core Public Transport Network

Table 2 below contains sites that are classified as 'Sites which have potential but issues or not as favoured as green sites' but fall outside 400m of the current core bus network. Consideration needs to be given to if this site would be able to meet the LDF public transport accessibility requirements should housing be brought forward. We are be minded to recommend that these site were not prioritised for housing until other more accessible site have been considered. Sites which fall marginally outside the 400m catchments and have high bus frequencies or are small low capacity sites are less of concern but are flagged up nonetheless. Distance to Core Network (Centre of site)

750 Buses Per Hour 7 Access to Primary Schools No Access to Secondary Schools Yes Access to Primary Health Yes

Comments on phasing

DPP Allocation

Safeguarded land (PAS)

**DPP Allocation Conclusion** 

Site is not required to meet the housing requirement but it could have longer term development potential therefore allocated as Safeguarded land (PAS)

#### 2095 Stank Hall Barn, Beeston LS11

Site Details								
Easting	428523	Northing	428833	Site area ha	8.2		SP7	Main Urban Area Extension
HMCA	Outer South West				Wa	ard	Middleton P	Park

#### **Site Characteristics**

Site type Mixed

On-site land uses

Agriculture

Vacant land

Neighbouring land uses

Agriculture

Transport tracks and ways

Shops

Other land uses

Listed Building

Topography S	Sloping	Landscape	Limited Tree Cover
Boundaries I	Existing well defined	Road front	Yes

Description

#### **Greenbelt Assessment**

#### 1. Check the unresticted sprawl of large built up areas

Would development lead to/cons	titue ribbon development?	Yes	
-	Would development result in an isolated development?		
Is the site well connected to the	Yes		
Would development round off the settlement?		No	
Is there a good existing barrier band the undeveloped land?	Yes		
Unrestricted Sprawl Conclusion	cted sprawl		
U			

## 2. Prevent neighbouring towns from merging

Would development lead	Yes		
Do features provide bound	No		
Coalescence Conclusion	nce Conclusion No merging but would significantly redu		

## 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	Yes
Does the site provide access to the countryside	Yes
Does the site include local/national nature conservation areas (SSSIs	Yes
Areas of protected/unprotected woodland/trees/hedgerows?	Yes
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	Yes
Does the site contain buildings	Yes
Are these buildings used for agricultural purposes?	No

Encroachment Conclusion Site performs an important role in safeguarding from encroachment

#### 4. Preserve the setting and special character of historic towns

Site within/adjacent to	Site within/adjacent to conservation area/listed building/historical features?		
Can development pres			
Character Conclusion	of historic features		

#### 2095 Stank Hall Barn, Beeston LS11

## Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Isolated site that doesn't connect to urban area. Site will reduce gap between settlements but is contained by road and railway line which reduces potential for sprawl. Listed building on site.

## **SHLAA** conclusions Availability: Short (=<5 yrs) Suitability: LDF to determine Achievability: Longterm (11+yrs) Summary of infrastructure provider comments LCC Highways Comments Rank (1-5) Public transport accessibility comments The site has access to 4 buses per hour, 15% of the site to primary education, 85% secondary and good local services -4 improvements to pedestrian links required. Poor access to health. Access comments There is the potential for a left in left out access off Dewsbury Road to the north of the site and a fourth arm to the southern White 4 Rose roundabout Local network comments Congested local network and mitigation may be required 3 Total score Mitigation measures Pedestrian access measures to corss Dewsbury Road 11 Highways site support yes with mitigation Contingent on other sites Contingent on other sites **Highways Agency**

	Impact	No material impact	Network Status	No objection	
Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of Dewsbury Road cluster.					

#### **Network Rail**

General asset protection issues

#### Yorkshire Water

Treatment Works Knostrop

Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

#### **Environment Agency**

Constraints	
slight encroachment	of FZ2/3 See comments in main text of our response

2095 Stank	Hall Barn, Beeston LS11
LCC	
Ecology support	Not supported
	Acidic grassland covers most of this site, together with scrub and tree cover and providing a wildlife corridor function along Leeds Habitat Network). Needs to be considered against Local Wildlife Site (Site of Ecological and Geological Importance)
Ecology boundary	
Potential Local Wildlif	e Site - needs to be assessed.
Education comments	
Flood Risk	
Mostly Flood Zome 1. sewers located in part	Millshaw beck runs inside the SW boundary of the site and there is a balancing pond located in this corner of the site. Public is of the site.
	1
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
Other	
English Heritage	
<i>y</i>	

## Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number Proposal Decision % of site

## Spatial relationships

Natural England

<b>UDP Designations</b>		
N32 Greenbelt	97.51	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		

Core Strategy	
Main Urban Arga	2.40

Main Urban Area	2.49
Major Settlement	0.00
Minor Settlement	0.00
Overlaps Urban Extension	~

Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

% overlap

## 2095 Stank Hall Barn, Beeston LS11 Sch. Ancient Mon. 0.00 Other Spatial Relationship LCC ownership % 96.71 Nearest train station Cottingley 1681.74 Nearest train station distance (m) Nearest bus stop 246 Nearest bus stop distance (m) 92.81 Agricultural classification Grade 3 Overlans SSSI

Overlaps 5551	$\Box$
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	<b>✓</b>
Overlaps Listed Building	<b>✓</b>
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	<b>✓</b>
Overlaps SFRA Flood Zone	<b>✓</b>
Overlaps EA Flood Zone	<b>✓</b>
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<b>✓</b>
Overlaps Minerals Safeguarded	_ ] [

Overlaps Minerals Safeguarded	ı
Overlaps Minerals Safeguarded 100m	ı

#### 2095 Stank Hall Barn, Beeston LS11

#### Conclusions

Issues and Options Summary

Green Belt site, ancient monument and conservation area status covers much of the site. A small element of the site is 3ai (high) flood risk. The site is isolated and is identified as green infrastructure in the Core Strategy. Development would represent a finger incursion into Green Belt, unrelated to the existing settlement form.

Site affects others?

Sustainability summary

Significant negative - greenfield site, ecology objection and historic environment. Minor negative - access to health and greenspace, flood risk, pollution and local distinctiveness. Minor positive - greenhouse emissions, transport network and accessibili

Summary of reps

Pro

northern end might be green giving enabling development.

Anti

Neighbours to Listed Buildings and Scheduled Ancient Monument.

Southern part should be red

Needs study

Statutory

Metro - Red Sites within the Core Public Transport Network

Table 5 below contains sites that are classified as 'Sites not considered suitable for allocation for housing' that fall within 400m of the current core bus network. From a public transport perspective, these sites (in principle) would be acceptable for housing development. For the larger sites, site specific mitigation would be required but it is unlikely that substantial bus service provision would be required at these sites (based on the current public transport network). Distance to Core Network (Centre of site) 93 Buses Per Hour 4 Access to Primary Schools Yes Access to Secondary Schools Yes Access to Primary Health Yes

Comments on phasing

**DPP Allocation** 

Not proposed as housing allocation

**DPP Allocation Conclusion** 

Green Belt site, ancient monument and conservation area status covers much of the site. A small element of the site is 3ai (high) flood risk. The site is isolated and is identified as green infrastructure in the Core Strategy. Development would represent a finger incursion into Green Belt, unrelated to the existing settlement form.

#### 2096 West Wood Road, Middleton LS10

Site Details								
E	Easting	428836	Northing	427721	Site area ha	5.9	SP7	Main Urban Area Extension
	HMCA Outer South West		Ward	Ardsley and	Robin Hood			

#### **Site Characteristics**

Site type Greenfield

On-site land uses

Agriculture

Vacant land

Neighbouring land uses

Agriculture

Transport tracks and ways

Other land uses - None

Topography	Undulating	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description

#### **Greenbelt Assessment**

#### 1. Check the unresticted sprawl of large built up areas

Would development lead to/cons	titue ribbon development?	No
Would development result in an	Yes	
Is the site well connected to the	No	
Would development round off the	No	
Is there a good existing barrier band the undeveloped land?	Yes	
Unrestricted Sprawl Conclusion	cted sprawl	

## 2. Prevent neighbouring towns from merging

Would development lead	to physical connection of settlements?	No
Do features provide bound	No	
Coalescence Conclusion	e the green belt gap	

#### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	Yes
Does the site provide access to the countryside	Yes
Does the site include local/national nature conservation areas (SSSIs	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	Yes
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	No

Encroachment Conclusion Site performs an important role in safeguarding from encroachment

## 4. Preserve the setting and special character of historic towns

Site within/adjacent to	conservation area/listed building/historical features?	No		
Can development pres	erve this character?			
Character Conclusion No effect on the setting and special character of historic features				

#### 2096 West Wood Road, Middleton LS10

## Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Isolated site set between Morley and Middleton. Potential for further sprawl and would reduce the gap between the settlements.

## **SHLAA** conclusions Availability: Short (=<5 yrs) Suitability: LDF to determine Achievability: Longterm (11+yrs) Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) The site has access to 4 buses per hour, 80% of the site to employment, 40% to primary health and 45% to primary and 4 secondary education Access comments Access via an exisitng access onto Dewsbury Road 5 Local network comments Spare capacity but cumulative issues 4 **Total score** Mitigation measures 13 Highways site support yes Contingent on other sites Contingent on other sites **Highways Agency** Impact No material impact **Network Status** No objection **Network Rail** Yorkshire Water Treatment Works Knostrop Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March

2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide

#### **Environment Agency**

Constraints

slight encroachment of FZ2/3 See comments in main text of our response

contributions. The amount would be determined by a developer funded feasibility study.

## 2096 West Wood Road, Middleton LS10

Ecology support  Not supported  Not supported (RED). No site-based designations but the 1990 Phase 1 Habitat map shows this site as Lowland acid grassland which may be 18 Biodiversity Action Plan priority habitat quality. Mill Beck runs along the west side of the site and may support Water Voles. This site needs assessing before a decision is taken to allocate it. It may meet Local Wildlife Site criteria and would probably form part of the Leeds Habitat Network.  Ecology boundary  Education comments  Flood Risk Flood Zone 1. There is a watercourse which runs along the Western boundary. Public sewers located within parts of the site.  Utilities  Gas  Electric  Cither  English Heritage  Natural England  Planning History. Applications since 1/1/2009 covering more than 50% of the site.	LCC	
Biodiversity Action Plan priority habitat quality. Mill Beck runs along the west side of the site and may support Water Voles. This site needs assessing before a decision is taken to allocate it. It may meet Local Wildlife Site criteria and would probably form part of the Leeds Habitat Network.  Ecology boundary  Education comments  Flood Risk Flood Zone 1. There is a watercourse which runs along the Western boundary. Public sewers located within parts of the site.  Utilities  Gas  Electric  Telecoms  Other  English Heritage  Natural England	Ecology support	Not supported
Education comments  Flood Risk Flood Zone 1. There is a watercourse which runs along the Western boundary.Public sewers located within parts of the site.  Utilities Gas  Electric  Fire and Rescue  Telecoms  Other English Heritage	Biodiversity Action Pla assessing before a de	an priority habitat quality. Mill Beck runs along the west side of the site and may support Water Voles. This site needs
Flood Zone 1. There is a watercourse which runs along the Western boundary. Public sewers located within parts of the site.  Utilities Gas  Electric  Fire and Rescue  Other English Heritage  Natural England	Ecology boundary	
Flood Zone 1. There is a watercourse which runs along the Western boundary. Public sewers located within parts of the site.  Utilities Gas  Electric  Fire and Rescue  Other English Heritage  Natural England	Education comments	1
Flood Zone 1. There is a watercourse which runs along the Western boundary. Public sewers located within parts of the site.  Utilities Gas  Electric  Fire and Rescue  Telecoms  Other English Heritage	Education comments	
Utilities Gas  Electric  Fire and Rescue  Telecoms  Other English Heritage		
Electric  Fire and Rescue  Telecoms  Other English Heritage	Flood Zone 1. There i	s a watercourse which runs along the Western boundary. Public sewers located within parts of the site.
Electric  Fire and Rescue  Telecoms  Other English Heritage	litilities	
Fire and Rescue  Telecoms  Other English Heritage  Natural England		
Fire and Rescue  Telecoms  Other English Heritage  Natural England		
Telecoms  Other  English Heritage  Natural England	Electric	
Telecoms  Other English Heritage  Natural England		
Other English Heritage  Natural England	Fire and Rescue	
Other English Heritage  Natural England		
English Heritage  Natural England	Telecoms	
English Heritage  Natural England		
Natural England	Other	
	English Heritage	
	Natural England	
Planning History Applications since 1/1/2009, covering more than 50% of the site	riaturar Erigianu	
Planning History Applications since 1/1/2009, covering more than 50% of the site		
Training Fristory Applications since 1/1/2000, covering more trial 50/6 or the site	Planning History	Applications since 1/1/2009, covering more than 50% of the site
App Number Proposal Decision % of site	App Number	Proposal Decision % of site

## Spatial relationships

<b>UDP Designations</b>		
N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		

## Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>V</b>	

## Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

## 2096 West Wood Road, Middleton LS10

Other Spatial Relationship				
LCC ownership %	33.78			
Nearest train station	Morley			
Nearest train station distance (m)	1911.00			
Nearest bus stop	11306			
Nearest bus stop distance (m)	258.19			
Agricultural classification (	Grade 3			
Overlaps SSSI				
Overlaps SEGI				
Overlaps LNA				
Overlaps LNR				
Overlaps Conservation Area				
Overlaps Listed Building				
Overlaps Strat. Employment buffer				
Overlaps Public Right of Way	<b>✓</b>			
Overlaps SFRA Flood Zone	✓			
Overlaps EA Flood Zone	✓			
Overlaps HSE Major Hazard				
Overlaps HSE Gas Pipeline				
Overlaps Pot. Contamination	<b>✓</b>			
Overlaps Minerals Safeguarde	d			

Overlaps Minerals Safeguarded 100m

#### 2096 West Wood Road, Middleton LS10

#### Conclusions

Issues and Options Summary

Green Belt site, between Morley and Middleton. Separated from the urban area with no connections to either settlement (Morley or Middleton). The land is steeply sloping. Release of the site would represent an island of development in the Green Belt gap between Morley and Middleton, totally unrelated to the existing settlement.

Site affects others?

Sustainability summary

Significant negative - greenfield site, ecology objection and flood risk. Minor negative - access to leisure and greenspace, community participation, transport network, pollution and landscape. Minor positive - greenhouse emissions and accessibility.

Summary of reps

Comments on phasing

**DPP Allocation** 

Not proposed as housing allocation

**DPP Allocation Conclusion** 

Green Belt site, between Morley and Middleton. Separated from the urban area with no connections to either settlement (Morley or Middleton). The land is steeply sloping. Release of the site would represent an island of development in the Green Belt gap between Morley and Middleton, totally unrelated to the existing settlement.

## 2098A Sissons Farm, Middleton LS10

Site Details							
Easting	429716	Northing	427071	Site area ha	1.2	SP7	Main Urban Area Extension
HMCA	CA Outer South West			Ward	Middleton F	Park	

#### **Site Characteristics**

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Wholesale distribution

Other land uses - None

Topograph	y Sloping	Landscape	Limited Tree Cover
Boundarie	Partially well-defined	Road front	Yes

Description

## **Greenbelt Assessment**

#### 1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ril	No
Would development result in an isolated	No
Is the site well connected to the built up	Yes
Would development round off the settle	Yes
Is there a good existing barrier between and the undeveloped land?	No
Unrestricted Sprawl Conclusion High	cted sprawl

## 2. Prevent neighbouring towns from merging

Would development lead	No
Do features provide boun	No
Coalescence Conclusion	undary

#### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	Yes
Does the site include local/national nature conservation areas (SSSIs	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	Yes
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	No

Encroachment Conclusion Site does not perform an important role in safeguarding from encroachment

## 4. Preserve the setting and special character of historic towns

Site within/adjacent to	conservation area/listed building/historical features?	No			
Can development pres	erve this character?				
Character Conclusion	No effect on the setting and special character of historic features				

#### 2098A Sissons Farm, Middleton LS10

## Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Strong links to urban area. Would round off settlement. No defensible boundary to south which may lead to further sprawl.

SHLAA conclusions					
Availability: Short (=	=<5 yrs)	Suitability:	LDF to determine	Achievability: Longterm (11+yrs)	
Summary of infra	structure provider	comments			
LCC Highways Com	ments				
Public transport access					Rank (1-5)
Meets accessibility crit	eria			_	4
					•
Access comments					
Only vehicular access s	seems to be from Thorpe	e Garth. Pedesti	rian and cycle links to the	e north and east would be vital	4
Local network commer					
Small development - n	negligible local impact			-	4
Mitigation measures					Total score
					12
Highways site support					
yes					
Contingent on other si	tes				
Contingent on other si	tes				
Highways Agency					
Impact	Netw	ork Status			
Likely to require signif	icant physical mitigation				
Network Rail					
	el el				
Yorkshire Water					
Treatment Works	Knostrop				
level. Development the ensure the necessary	at will connect to the pul infrastructure and capaci	blic sewer system ty can be provid	m needs to be co-ordinat led to serve the site. The	apacity for significant development at Knostrop ed with Yorkshire Water's Asset Management P e forthcoming AMP(6) will run from April 2015 s investment. It is particularly important that si	Plans (AMP) to to March

represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide

# Environment Agency Constraints

FZ1 over 1 ha. See comments in main text of our response.

contributions. The amount would be determined by a developer funded feasibility study.

## 2098A Sissons Farm, Middleton LS10

LCC	1		
Ecology support	Supported		
Supported			
Ecology boundary			
Education comments			
Flood Risk			
Flood Zone 1			
Utilities	1		
Gas			
Electric			
Fire and Rescue	1		
Telecoms			
Other			
English Heritage			
Natural England			
Planning History	Applications since 1/1/2009, covering more than 50% of the site		
App Number	Proposal	Decision	% of site

## Spatial relationships

## **UDP Designations**

ODI Designations		
N32 Greenbelt	99.94	% 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		
Sch. Ancient Mon.	0.00	

## **Core Strategy**

Main Urban Area	0.06
Major Settlement	0.00
Minor Settlement	0.00
Overlaps Urban Extension	<b>~</b>

% overlap

## **Regeneration Areas**

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

## 2098A Sissons Farm, Middleton LS10

## Other Spatial Relationship

LCC ownership %	100.00
Nearest train station	Morley
Nearest train station distance (m)	2939.88
Nearest bus stop	5297
Nearest bus stop distance (m)	111.83
Agricultural classification	Grade 3
O	1 —
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<b>✓</b>
Overlaps Minerals Safeguard	ed
Overlaps Minerals Safeguarded 100	)m

#### 2098A Sissons Farm, Middleton LS10

#### Conclusions

Issues and Options Summary

Green Belt site. Original SHLAA submission split into 3. Site A is small and relates well to the existing residential area. Development of this site would constitute rounding off of the settlement.

Site affects others?

Sustainability summary

Significant negative - greenfield site and ecology objection. Minor negative - access to health and leisure and waste. Minor positive - access to greenspace, greenhouse emissions, flood risk, transport network and accessibility.

Summary of reps

Pro

Anti

Destruction of the countryside

I feel it would make more sense developing the brownfield sites prior to targetting greenfield sites, as the risk and treatment of ground contamination is simply being ignored and delayed

Statutory

Metro - Green and Amber Sites within the Core Public Transport Network

Table 4 below contains sites that are classified as 'Sites which have potential to be allocated for housing' and 'Sites which have potential but issues or not as favoured as green sites' that fall within 400m of the current core bus network.

The sites in this list are supported for housing growth.

Site specific mitigation would be required but it is unlikely that substantial bus service provision would be required at these sites (based on the current public transport network)

From a public transport perspective, we would encourage the prioritisation of these sites based on the proximity to the core public transport network and the bus service frequency levels. Distance to Core Network (Centre of site) 225 Buses Per Hour 19 Access to Primary Schools Yes Access to Secondary Schools Yes Access to Primary Health Yes

Comments on phasing

**DPP Allocation** 

Preferred housing allocation

**DPP Allocation Conclusion** 

Green Belt site. Original SHLAA submission split into 3. Site A is small and relates well to the existing residential area. Development of this site would constitute rounding off of the settlement.

#### 2098B Sissons Farm, Middleton LS10

Site	Det	ails
$\sigma$		uiis

Easting	429206	Northing	427436	Site area ha	26.8	SP7	Main Urban Area Extension
HMCA	Outer South	n West			Ward	Middleton Park	

#### **Site Characteristics**

Site type Greenfield

On-site land uses

Agriculture

Unmanaged Forest

Neighbouring land uses

Agriculture

Transport tracks and ways

Dwellings

Other land uses - None

Topograph	y Undulating	Landscape	Significant Tree Cover
Boundarie	Existing well defined	Road front	No

Description

## **Greenbelt Assessment**

## 1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	Yes
Would development result in an isolated development?	Yes
Is the site well connected to the built up area?	No
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	Yes
Unrestricted Sprawl Conclusion Low potential to lead to unrestri	cted sprawl

## 2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?		Yes	
Do features provide boundaries to contain the development?		No	
Coalescence Conclusion No merging but would significantly reduce		e the green belt gap	

## 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	Yes
Does the site provide access to the countryside	Yes
Does the site include local/national nature conservation areas (SSSIs	No
Areas of protected/unprotected woodland/trees/hedgerows?	Yes
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	Yes
Does the site contain buildings	Yes
Are these buildings used for agricultural purposes?	Yes

Encroachment Conclusion Site performs an important role in safeguarding from encroachment

## 4. Preserve the setting and special character of historic towns

Site within/adjacent to	conservation area/listed building/historical features?	No
Can development pres	erve this character?	
Character Conclusion	No effect on the setting and special character of histori	ic features

## 2098B Sissons Farm, Middleton LS10

FZ1 over 1 ha. See comments in main text of our response.

## Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Majority of site isolated from main urban area. Development would be contained by railway line eliminating potential for further sprawl. However, site would impact on countryside and reduce the separation between settlements.

SHLAA conclusions					
Availability: Short (	=<5 yrs)	Suitability:	LDF to determine	Achievability: Longterm (11+yrs)	
- '		-			
Summary of infra	astructure provider	comments			
LCC Highways Com		1			
Public transport acces	-				Rank (1-5)
Does not meet all acc	essibility criteria				3
		1			
Access comments	acome to be from Thorn	a Lana Dadaatr	ain and avala links to t	no porth and east would be vital	
Only venicular access	seems to be from Thorp	e Lane. Pedestra	ain and cycle links to t	he north and east would be vital	3
Local network comme	ents				
Development of this s	size is likely to require mi	tigation on local	network		4
Mitigation measures					Total score
					10
		1			
Highways site suppor	t				
yes with mitigation					
Contingent on other s	sites				
		 ]			
Contingent on other s	ites				
Highways Agency					
Impact	Netv	vork Status			
Likely to require signi	ficant physical mitigation	1			
Network Rail					
Yorkshire Water					
Treatment Works	Knostrop				
level. Development the ensure the necessary	nat will connect to the pu infrastructure and capac	blic sewer syster ity can be provid	m needs to be co-ording led to serve the site.	capacity for significant development at Knostrop nated with Yorkshire Water's Asset Management P The forthcoming AMP(6) will run from April 2015 t W's investment. It is particularly important that si	lans (AMP) to to March
represent a 10% or g developer wants to be	reater increase in popula	ation served by the YW have comp	ne works should take i leted any planned imp	nto account available sewerage and WwTW capac rovements it may be possible for the developer to	ity. If a
Environment Agen	су				

#### 2098B Sissons Farm, Middleton LS10

LCC

Ecology support Not supported

Not supported (RED). No site-based designations but the 1990 Phase 1 Habitat map shows this site as Lowland acid grassland which may be UK Biodiversity Action Plan priority habitat quality. Mill Beck runs along the west side of the site and may support Water Voles. This site needs assessing before a decision is taken to allocate it. It may meet Local Wildlife Site criteria and would probably form part of the Leeds Habitat Network.

Ecology boundary

Supported with mitigation if Red hatched areas are excluded and the boundary is substantially amended as per drawing RM/2098. Mitigation will still be required to ensure hedgerows and wooded areas within the site, and adjacent habitats are protected and enhanced.

Education comments

Flood Risk

Flood Zone 1. There is a minor watercourse crossing the site, situated towards the North

#### **Utilities**

Gas

Electric

Fire and Rescue

Telecoms

#### Other

English Heritage

Natural England

Housing allocations 637, 137A, 2036, 2098B include areas of deciduous woodland BAP habitat

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number Proposal Decision % of site

#### Spatial relationships

## **UDP Designations**

our besignations		
N32 Greenbelt	99.98	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	12.65	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		

## **Core Strategy**

Main Urban Area	0.02	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>✓</b>	

## **Regeneration Areas**

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

#### 2098B Sissons Farm, Middleton LS10

Sch. Ancient Mon.	0.00
JULI ALIGIELLI MULL	0.00

Other Spatial Relations	hip	
LCC ownership <sup>o</sup>	%	99.67
Nearest train station		Morley
Nearest train station distance (n	n) 2	2339.12
Nearest bus sto	р	4379
Nearest bus stop distance (n	n)	377.76
Agricultural classification	on Gra	de 3
Overlaps SS	SI	
Overlaps SE0		
Overlaps LN	IA	✓
Overlaps LN	IR	
Overlaps Conservation Are	ea	
Overlaps Listed Building		
Overlaps Strat. Employment buff	er	
Overlaps Public Right of Wa	ay	<b>✓</b>
Overlaps SFRA Flood Zor	ne	
Overlaps EA Flood Zor	ne	
Overlaps HSE Major Haza	rd	
Overlaps HSE Gas Pipeline		
Overlaps Pot. Contamination	on	<b>✓</b>
Overlaps Minerals Safegua	rded	
0 1 10 100 114		_

Overlaps Minerals Safeguarded 100m

#### 2098B Sissons Farm, Middleton LS10

#### Conclusions

Issues and Options Summary

Green Belt site. Original SHLAA submission split into 3. Site B has substantial tree cover and part is situated between the existing and disused railway embankments, making development very difficult.

Site affects others?

Sustainability summary

Significant negative - greenfield site and ecology objection. Minor negative - access to health and leisure, waste and landscape. Minor positive - access to greenspace, and flood risk.

Summary of reps

Pro

Anti

I feel it would make more sense developing the brownfield sites prior to targetting greenfield sites, as the risk and treatment of ground contamination is simply being ignored and delayed

Statutory

Metro - Green and Amber Sites within the Core Public Transport Network

Table 4 below contains sites that are classified as 'Sites which have potential to be allocated for housing' and 'Sites which have potential but issues or not as favoured as green sites' that fall within 400m of the current core bus network.

The sites in this list are supported for housing growth.

Site specific mitigation would be required but it is unlikely that substantial bus service provision would be required at these sites (based on the current public transport network)

From a public transport perspective, we would encourage the prioritisation of these sites based on the proximity to the core public transport network and the bus service frequency levels. Distance to Core Network (Centre of site) 225 Buses Per Hour 19 Access to Primary Schools Yes Access to Secondary Schools Yes Access to Primary Health Yes

Comments on phasing

**DPP Allocation** 

Not proposed as housing allocation

**DPP Allocation Conclusion** 

Green Belt site. Original SHLAA submission split into 3. Site B has substantial tree cover and part is situated between the existing and disused railway embankments, making development very difficult.

#### 2098C Sissons Farm, Middleton LS10

Site Det	ails						
Easting	429504	Northing	427182	Site area ha	7	SP7	Main Urban Area Extension
HMCA Outer South West					Ward	Middleton F	Park

#### **Site Characteristics**

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

**Dwellings** 

Other land uses - None

Topography	Sloping	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description

#### **Greenbelt Assessment**

#### 1. Check the unresticted sprawl of large built up areas

Would development lead to/const	titue ribbon development?	No	
Would development result in an is	solated development?	No	
Is the site well connected to the I	ouilt up area?	Yes	
Would development round off the	e settlement?	Partial	
Is there a good existing barrier be and the undeveloped land?	etween the existing urban area	No	
Unrestricted Sprawl Conclusion	Low potential to lead to unrestric	cted sprawl	

#### 2. Prevent neighbouring towns from merging

Nould development lead to physical connection of settlements?	No
Oo features provide boundaries to contain the development?	No
Coalescence Conclusion No merging but there is no defensible be	oundary

#### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	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

	<b>.</b>	
Site within/adjacent to conservation area/listed building/historical features?		No
Can development preserve this character?		
Character Conclusion	No effect on the setting and special character of histor	ic features

## Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Site links well to settlement. Provides access to countryside and may put pressure on limited amount of further sprawl. However, this would only be marginal as railway tracks to the west provide a defensible boundary.

## 2098C Sissons Farm, Middleton LS10

SHLAA conclusions						
Availability: Short (=<5 yrs)	Suitability: LDF to determine	Achievability: Longterm (11+yrs)				
Summary of infrastructure provider comments						
Public transport accessibility comments does not meet all accessibility criteria			Rank (1-5)			
Access comments only vehicular access seems to be from Thorp	e Lane. Ped / cycle links to the north and	east would be vital	3			
Local network comments development of this size is likely to require mi	igation on local network		4			
Mitigation measures			Total score			
			10			
Highways site support yes with mitigation  Contingent on other sites						
Contingent on other sites						
Highways Agency						
·	vork Status					
Likely to require significant physical mitigation						
Network Rail						
Yorkshire Water						
Treatment Works Knostrop						
level. Development that will connect to the puensure the necessary infrastructure and capac 2020. Phasing is one method used to ensure sepresent a 10% or greater increase in popular	blic sewer system needs to be co-ordinate ity can be provided to serve the site. The ites are brought forward in line with YW's tion served by the works should take into a YW have completed any planned improv	pacity for significant development at Knostrop Fed with Yorkshire Water's Asset Management Plater forthcoming AMP(6) will run from April 2015 to a investment. It is particularly important that sit account available sewerage and WwTW capacitements it may be possible for the developer to y.	ans (AMP) to o March es which ty. If a			
<b>Environment Agency</b>						
Constraints						
FZ1 over 1 ha. See comments in main text of	our response.					
LCC						
Ecology support Not supported						
Not supported (RED). Includes most of West and Sissons Wood LNA together with important wildlife corridor within the site and adjacent to ancient woodland of Middleton Wood and Thorpe Wood.						

#### 2098C Sissons Farm, Middleton LS10

Ecology boundary

Supported with mitigation if Red hatched areas are excluded and the boundary is substantially amended as per drawing RM/2098. Mitigation will still be required to ensure hedgerows and wooded areas within the site, and adjacent habitats are protected and enhanced.

**Education comments** 

Flood Risk

Flood Zone 1

**Utilities** 

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number

**Proposal** 

Decision

% of site

% overlap

#### Spatial relationships

#### **UDP Designations**

ODI Designations		
N32 Greenbelt	99.88	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.14	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

## **Core Strategy**

Main Urban Area	0.12
Major Settlement	0.00
Minor Settlement	0.00
Overlaps Urban Extension	<b>✓</b>

#### **Regeneration Areas**

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

## Other Spatial Relationship

LCC ownership % 99.93

## 2098C Sissons Farm, Middleton LS10

Nearest train station	Morley
Nearest train station distance (m)	2702.38
Nearest bus stop	12840
Nearest bus stop distance (m)	256.56
Agricultural classification C	Grade 3
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	✓
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	<b>✓</b>
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<b>✓</b>
Overlaps Minerals Safeguarde	d
Overlaps Minerals Safeguarded 100r	n 🗆

#### 2098C Sissons Farm, Middleton LS10

#### Conclusions

Issues and Options Summary

Green Belt site. Original SHLAA submission split into 3. Site C is situated between A and B and relates better to the settlement than B. It is identified for housing on the draft Belle Isle and Middleton Neighbourhood Framework.

Site affects others?

Sustainability summary

Significant negative - greenfield site and ecology objection. Minor negative - access to leisure, waste and landscape. Minor positive - access to greenspace and flood risk.

Summary of reps

Pro

Site could be considered alongside 2098A and any opportunities to reconfigure and access site from Sissons Road

Would be a narrow extension at the edge of an estate before land falls away from the Middleton plateau. Amber to green

Anti

I feel it would make more sense developing the brownfield sites prior to targetting greenfield sites, as the risk and treatment of ground contamination is simply being ignored and delayed

Statutory

Metro - Green and Amber Sites within the Core Public Transport Network

Table 4 below contains sites that are classified as 'Sites which have potential to be allocated for housing' and 'Sites which have potential but issues or not as favoured as green sites' that fall within 400m of the current core bus network.

The sites in this list are supported for housing growth.

Site specific mitigation would be required but it is unlikely that substantial bus service provision would be required at these sites (based on the current public transport network)

From a public transport perspective, we would encourage the prioritisation of these sites based on the proximity to the core public transport network and the bus service frequency levels. Distance to Core Network (Centre of site) 225 Buses Per Hour 19 Access to Primary Schools Yes Access to Secondary Schools Yes Access to Primary Health Yes

Comments on phasing

**DPP Allocation** 

Preferred housing allocation

**DPP Allocation Conclusion** 

A Green Belt site that links well to the existing settlement. Site is part of a wider regeneration scheme for this area and development would contribute towards greenspace improvements as part of a wider community benefits package.

#### 2099 Dunningley Hill, Tingley WF3

Site Details							
Easting	428420	Northing	426876	Site area ha	3.1	SP7	Smaller Settlement Extension
HMCA	Outer South	n West		1	Ward	Ardsley and Robin Hood	

#### **Site Characteristics**

Site type Greenfield

On-site land uses

**Unmanaged Forest** 

Neighbouring land uses

Agriculture

Transport tracks and ways

Other land uses - None

Topography	Flat	Landscape	Significant Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description

#### **Greenbelt Assessment**

#### 1. Check the unresticted sprawl of large built up areas

Would development lead to/const	titue ribbon development?	No
Would development result in an is	solated development?	Yes
Is the site well connected to the I	ouilt up area?	No
Would development round off the	e settlement?	No
Is there a good existing barrier be and the undeveloped land?	etween the existing urban area	Yes
Unrestricted Sprawl Conclusion	High potential to lead to unrestric	ted sprawl

#### 2. Prevent neighbouring towns from merging

Would development lead	to physical connection of settlements?	No
Do features provide boun	daries to contain the development?	No
Coalescence Conclusion	No merging but there is no defensible bo	undary

#### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	Yes
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas (SSSIs	No
Areas of protected/unprotected woodland/trees/hedgerows?	Yes
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	Yes
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	No

Encroachment Conclusion | Site does not perform an important role in safeguarding from encroachment

#### 4. Preserve the setting and special character of historic towns

	• .	
Site within/adjacent to	conservation area/listed building/historical features?	No
Can development pres	erve this character?	
Character Conclusion	No effect on the setting and special character of histor	ic features

## Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

 $Isolated\ site\ that\ does\ not\ link\ to\ the\ urban\ area.\ High\ potential\ for\ further\ sprawl\ to\ east\ which\ reduce\ separation\ of\ settlements.$ 

core strategy.

#### 2099 Dunningley Hill, Tingley WF3

## **SHLAA** conclusions Availability: Short (=<5 yrs) Suitability: LDF to determine Achievability: Longterm (11+yrs) Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Good public transport but site severed from local facilities by motorway 2 Access comments Poor access opportunity from A653 2 Local network comments Spare capacity but cumulative issues 4 Total score Mitigation measures 8 Highways site support Contingent on other sites Contingent on other sites **Highways Agency** Impact No material impact No objection **Network Status** Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of Dewsbury Road cluster **Network Rail** Yorkshire Water Treatment Works Knostrop Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study. **Environment Agency** Constraints FZ1 over 1 ha and site is on top of an historic landfill site. See comments in main text of our response LCC **Ecology support** Not supported

Not supported (RED). No site-based designations but this site is an area of Lowland mixed deciduous woodland a UK Biodiversity Action Plan priority habitat. Removal of this area of woodland would not fit with the objective of increasing the woodland cover in Leeds as set out in the draft

## 2099 Dunningley Hill, Tingley WF3

Ecology boundary			
Education comments			
Flood Risk			
	is a culverted watercourse which runs through the centre of the	site. Surface wate	r flooding shown above culvert.
	_		
Utilities			
Gas			
Electric			
Fire and Rescue			
Telecoms			
Telecoms			
Other			
English Heritage			
Natural England			
Planning History	Applications since 1/1/2009, covering more than 50% of the site		
App Number	Proposal	Decision	% of site

## Spatial relationships

## UDP Designations

N32 Greenbelt 98.32 % overlap N34 PAS 1.68 RL1 Rural Land 0.00 N1 Greenspace 0.00 N1A Allotments 0.00 0.00 N5 Open Space N6 Playing Pitch 0.00 N8 Urban Green Corridor 0.00 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	%
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>V</b>	

overlap

## **Regeneration Areas**

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

## Other Spatial Relationship

Sch. Ancient Mon.

LCC ownership % 96.41

0.00

## 2099 Dunningley Hill, Tingley WF3

Nearest train	n station		Morley
Nearest train station	distance (	m)	1905.69
Near	est bus st	top	8422
Nearest bus stop	distance (	m)	309.98
Agricultural	classificati	ion G	irade 3
0	verlaps S	SSI	
0	verlaps SE	EGI	
(	Overlaps L	.NA	
(	Overlaps L	.NR	
Overlaps Conse	ervation A	rea	
Overlaps Lis	sted Build	ing	
Overlaps Strat. Employ	yment buf	fer	<b>✓</b>
Overlaps Public I	Right of W	√ay	
Overlaps SFR	A Flood Zo	one	
Overlaps EA	A Flood Zo	one	
Overlaps HSE N	Major Haza	ard	
Overlaps HSE	Gas Pipel	ine	
Overlaps Pot. Co	ontaminat	ion	<u> </u>
Overlaps Minera	als Safegu	iarde	_
Overlaps Minerals Saf	eguarded	100n	n 🗆

#### 2099 Dunningley Hill, Tingley WF3

#### Conclusions

Issues and Options Summary

Green Belt site. The site is separated from the urban area by Green Belt, a Protected Area of Search (PAS) site on the existing UDP and the motorway. Release of the site would result in an isolated island of development, unrelated to the existing settlement. The site is covered by dense woodland. Highway concerns re accessibility and poor access options.

Site affects others?

Sustainability summary

Significant negative - greenfield site, ecology objection, transport network and landscape. Minor negative - access to leisure and greenspace, community participation, greenhouse emissions and accessibility. Minor positive - access to health, and flood ri

Summary of reps

Pro

Anti

Statutory

Metro - Red Sites within the Core Public Transport Network

Table 5 below contains sites that are classified as 'Sites not considered suitable for allocation for housing' that fall within 400m of the current core bus network. From a public transport perspective, these sites (in principle) would be acceptable for housing development. For the larger sites, site specific mitigation would be required but it is unlikely that substantial bus service provision would be required at these sites (based on the current public transport network). Distance to Core Network (Centre of site) 120 Buses Per Hour 4 Access to Primary Schools No Access to Secondary Schools Yes Access to Primary Health Yes

Comments on phasing

**DPP Allocation** 

Not proposed as housing allocation

**DPP Allocation Conclusion** 

Green Belt site. The site is separated from the urban area by Green Belt, a Protected Area of Search (PAS) site on the existing UDP and the motorway. Release of the site would result in an isolated island of development, unrelated to the existing settlement. The site is covered by dense woodland. Highway concerns re accessibility and poor access options.

#### 2100A Throstle Lane Playing Fields, Middleton LS10

Site Details							
Easting	430035	Northing	427213	Site area ha	4	SP7	Main Urban Area Infill
HMCA Outer South West		Ward	Middleton	Park			

#### **Site Characteristics**

	ita tuna	Croonfield
-	nie type	Greenfield

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front No	

Descri	ption

#### **Greenbelt Assessment - Not Required**

#### 1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?		
Would development result in an isolated development?		
Is the site well connected to the built up area?		
Would development round off the settlement?		
Is there a good existing barrier between the existing urban area and the undeveloped land?		
Unrestricted Sprawl Conclusion		

#### 2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?		
Do features provide boundaries to contain the development?		
Coalescence Conclusion		

#### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary		
Does the site provide acces		
Does the site include local/national nature conservation areas (SSSIs		
Areas of protected/unprote		
Site includes Grade 1, Grad		
Does the site contain buildings		
Are these buildings used for agricultural purposes?		
Encroachment Conclusion		

#### 4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?		
Can development preserve this character?		
Character Conclusion		

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

## 2100A Throstle Lane Playing Fields, Middleton LS10 **SHLAA** conclusions Availability: Short (=<5 yrs) Suitability: LDF to determine Achievability: Medium (6-10yrs) Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) 0 Access comments 0 Local network comments 0 Total score Mitigation measures 0 Highways site support yes - Site has planning permission for residential Contingent on other sites Contingent on other sites **Highways Agency Network Status** Impact **Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC **Ecology support** Ecology boundary **Education comments**

# 2100A Throstle Lane Playing Fields, Middleton LS10 Flood Risk

**Utilities**Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

**Planning History** Applications since 1/1/2009, covering more than 50% of the site

% overlap

0.00

App Number Proposal Decision % of site

## Spatial relationships

**UDP Designations** 

3	
N32 Greenbelt	0.00
N34 PAS	0.00
RL1 Rural Land	0.00
N1 Greenspace	0.00
N1A Allotments	0.00
N5 Open Space	0.00
N6 Playing Pitch	0.00
N8 Urban Green Corridor	0.00
CC Shopping Quarter	0.00
UDP City Centre	0.00
S2S6 Town Centre	0.00
Proposed Local Centre	0.00
Overlaps N37 SLA	

Core Strategy	
---------------	--

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

% overlap

#### **Regeneration Areas**

Inner South RA	0.00
LB Corridor RA	0.00
EASEL RA	0.00
Aire Valley RA	0.00
West Leeds Gateway	0.00

## Other Spatial Relationship

Sch. Ancient Mon.

99.99
Morley
3197.53
5357
121.71

Agricultural classification Urban

## 2100A Throstle Lane Playing Fields, Middleton LS10

Overlaps SSSI Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps Conservation Area Overlaps Listed Building Overlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone
Overlaps LNA Overlaps LNR Overlaps Conservation Area Overlaps Listed Building Overlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone
Overlaps LNR Overlaps Conservation Area Overlaps Listed Building Overlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone
Overlaps Conservation Area Overlaps Listed Building Overlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone
Overlaps Listed Building Overlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone
Overlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone
Overlaps Public Right of Way Overlaps SFRA Flood Zone
Overlaps SFRA Flood Zone
· ·
Overlans FA Flood Zone
Overlaps LA 11000 Zone
Overlaps HSE Major Hazard
Overlaps HSE Gas Pipeline
Overlaps Pot. Contamination
Overlaps Minerals Safeguarde
Overlaps Minerals Safeguarded 100

## 2100A Throstle Lane Playing Fields, Middleton LS10

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 de	velopment accepted

#### 2100B Throstle Lane Playing Fields, Middleton LS10

Site Deta	Site Details						
Easting	430211	Northing	427263	Site area ha	2.3	SP7	Main Urban Area Infill
HMCA	Outer South	n West			Ward	Middleton	Park
Site Char	acteristic	CS					
Site type Greenfield							
On-site land uses							
Outdoor amenity and open space							
Neighbouring land uses							
Outdoor sport facility							
Dwellings							

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description

#### **Greenbelt Assessment - Not Required**

#### 1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	1
Would development result in an isolated development?	
Is the site well connected to the built up area?	1
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

#### 2. Prevent neighbouring towns from merging

Would development lead		
Do features provide bound		
Coalescence Conclusion		

#### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary		
Does the site provide acces		
Does the site include local/		
Areas of protected/unprote		
Site includes Grade 1, Grad		
Does the site contain buildi		
Are these buildings used fo		
Encroachment Conclusion		

4. Preserve the setting and special character of historic towns

	<b>5</b> .	
Site within/adjacent to		
Can development pres		
Character Conclusion		

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

## 2100B Throstle Lane Playing Fields, Middleton LS10

SHLAA conclusions					
Availability: Short (	=<5 yrs)	Suitability:	LDF to determine	Achievability:	Medium (6-10yrs)
Summary of infra	astructure provider	comments			
LCC Highways Com		1			
Public transport acces	sibility comments				Rank (1-5)
Good accessibility					4
Access comments Good access options					
'					4
Local network comme	nts				
Spare local capacity					5
Mitigation measures					Total score
ga.iioaaaaaa					13
Highways site support	l				
yes					
Contingent on other s	ites				
Contingent on other si	ites				
Highways Agency					
Impact	Netv	vork Status			
Comment awaited					
Network Rail					
	=				
Yorkshire Water					
Treatment Works	Knostrop				
level. Development the ensure the necessary 2020. Phasing is one represent a 10% or g developer wants to br	at will connect to the pu infrastructure and capac method used to ensure s reater increase in popula ing a site forward before	blic sewer syster ity can be provid sites are brought ation served by the YW have comp	n needs to be co-ordinated led to serve the site. The f forward in line with YW's ne works should take into a	d with Yorkshire Water's Assorthcoming AMP(6) will rur investment. It is particularly account available sewerage ments it may be possible fo	/ important that sites which and WwTW capacity. If a
Environment Agend	су				
Constraints					
FZ1 over 1 ha. See co	omments in main text of	our response.			
LCC					
Ecology support					

## 2100B Throstle Lane Playing Fields, Middleton LS10 Ecology boundary **Education comments** Flood Risk Flood Zone 1. Large part of site susceptible to surface water flooding. Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England **Planning History** Applications since 1/1/2009, covering more than 50% of the site **App Number Proposal** Decision % of site

## Spatial relationships

<b>UDP Designations</b>		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	92.82	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>V</b>	

Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	
iiiii isaac catanay	0.00	

## Other Spatial Relationship

LCC ownership %	100.00	
-----------------	--------	--

## 2100B Throstle Lane Playing Fields, Middleton LS10

Nearest train station	Morley
Nearest train station distance (m)	3354.40
Nearest bus stop	3877
Nearest bus stop distance (m)	88.37
Agricultural classification	Urban
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<b>✓</b>
Overlaps Minerals Safeguard	ed
Overlaps Minerals Safeguarded 100	)m

#### 2100B Throstle Lane Playing Fields, Middleton LS10

#### Conclusions

Issues and Options Summary

The site is within the urban area, but designated as N1 greenspace on the existing UDP. As it is in a fairly densely built up area, its release needs to be considered in the context of the greenspace review. See also greenspace section, page 37, question G15.

Site affects others?

Sustainability summary

Significant negative - loss of greenspace. Minor negative - access to leisure and community participation and part greenfield and brownfield site. Minor positive - greenhouse emissions, flood risk, transport network and accessibility

Summary of reps

All comments agree with Leeds City Council's designation of site 2100B as RED however, METRO comment outlines the suitability of the site from a public transport perspective.

Comments on phasing

DPP Allocation

Not proposed as housing allocation

DPP Allocation Conclusion

The site is within the urban area, but designated as N1 greenspace on the existing UDP. As it is in a fairly densely built up area, its release needs to be considered in the context of the greenspace review. See also greenspace section, page 37, question G15.

#### 2104 Leeds Road, Lofthouse WF3

Site Deta	ails							
Easting	432865	Northing	426951	Site area ha	11.8		SP7	Smaller Settlement Extension
HMCA Outer South, Outer South West			War	ď	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 unresticted sprawl of large built up areas

	3	
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 band the undeveloped land?	etween the existing urban area	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 boun	daries to contain the development?	No	]
Coalescence Conclusion No merging but there is no defensible boundary			

#### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	Yes
Does the site provide access to the countryside	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 pres	erve this character?		
Character Conclusion No effect on the setting and special character of historic features			

#### 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 y	rs)	Suitability:	LDF to determine	Achievability:	Longterm (11+yrs)	
Summary of infrastru	ucture provide	r comments				
LCC Highways Commen	ts					
Public transport accessibilit						Rank (1-5)
		f the site meets t	he core strategy standa	rds for employment, primary	& secondary	
education, 15% of the site	to primary health					4
Access comments		]				
visibility looks poor onto Le	eds Road due to lir	mited site frontag	ge			
						2
Local network comments					,	,
cumulative issues						
						<b>- 4</b>
Mitigation measures		1				Total score
Major works required possi	bly new signaled ju	unction				1.0
						10
Highways site support		1				
yes with mitigation						
Contingent on other sites						
		_				
Contingent on other sites						
Highways Agency						
Impact Material impact	Net	work Status	No objection subject to	satisfactory mitigation		
n/a						
Network Rail						
Yorkshire Water						
	nonroyd					
Surface water sewer runs a		ooundary				
Environment Agency						
Environment Agency Constraints FZ 2	2 & 3					
		sliahtly, sliaht en	ncroachment of F72/3	See comments in main text of	f our response	
		. gy. singin on	. ,			
LCC						
Ecology support Not	supported					
Not supported (RED). Inclu	udes part of Rothw	ell Pastures LNA	and some naturally rege	enerating habitats.		

#### 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

TIOE OF COTIDOR	, 2.0,
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	

Sch. Ancient Mon.	0.00

#### **Core Strategy**

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	1.00	
Overlaps Urban Extension	<b>✓</b>	

#### **Regeneration Areas**

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

#### Other Spatial Relationship

## 2104 Leeds Road, Lofthouse WF3

LCC ownership %	99.80
Nearest train station Wo	odlesford
Nearest train station distance (m)	4490.38
Nearest bus stop	8437
Nearest bus stop distance (m)	259.94
Agricultural classification G	rade 2
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	<b>✓</b>
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	<ul><li>✓</li><li>✓</li></ul>
Overlaps SFRA Flood Zone	✓
Overlaps EA Flood Zone	✓
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	✓
Overlaps Minerals Safeguarded	
Overlaps Minerals Safeguarded 100n	1 <u> </u>

#### 2104 Leeds Road, Lofthouse WF3

#### 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.

#### 2105 East Ardsley Adult Training Centre, Tingley WF3

Site Detai	ls
------------	----

Easting	429582	Northing	425437	Site area ha	1.8	SP7	Smaller Settlement Extension
HMCA Outer South West		Ward	Ardsley and	Robin Hood			

#### **Site Characteristics**

Site type Greenfield

On-site land uses

Vacant land

Agriculture

Neighbouring land uses

Vacant building

General

Agriculture

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	No

Description

## **Greenbelt Assessment**

#### 1. Check the unresticted sprawl of large built up areas

Would development lead to/cons	No		
Would development result in an i	No		
Is the site well connected to the	Is the site well connected to the built up area?		
Would development round off the	No		
Is there a good existing barrier be and the undeveloped land?	No		
Unrestricted Sprawl Conclusion High potential to lead to unrestri		cted sprawl	

#### 2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?		No
Do features provide boundaries to contain the development?		No
Coalescence Conclusion	undary	

#### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	Yes
Does the site include local/national nature conservation areas (SSSIs	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	Yes
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	No

Encroachment Conclusion Site does not perform an important role in safeguarding from encroachment

#### 4. Preserve the setting and special character of historic towns

	Site within/adjacent to	conservation area/listed building/historical features?	No				
Can development preserve this character?							
	Character Conclusion	Marginal effect on the setting & special character, could be mitigated against through appropriate detailed design					

#### 2105 East Ardsley Adult Training Centre, Tingley WF3

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Strong links to settlement but there is no defensible boundary which could result in further sprawl.

SHLAA	conci	usions	j

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)
The site has access to 3 buses per hour, no education and 80% of the site falls within the core strategy standards for health.	3
Access comments	
Site appears to be landlocked. Narrow access through health centre or via unnamed road leading to training centre	2
Local network comments	
Potential cumulative impact with adjacent sites	4
Mitigation measures	Total score
None identified to overcome site deficiencies - level of development unlikely to support new bus service or local services	9
Highways site support	
no	
Contingent on other sites	]
Contingent on other sites	

#### Highways Agency

Im	pact	No material in	mpact	Network Status	No objection
n/a					

#### **Network Rail**

#### **Yorkshire Water**

Treatment Works Knostrop

Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

#### **Environment Agency**

Constraints

FZ1 over 1 ha. See comments in main text of our response.

2105 East A	Ardsley Adult Training Centre, Tingley WF3
LCC	
Ecology support	Supported
Supported	
Ecology boundary	
Education comments	
Flood Risk	
Flood Zone 1. Public s	surface water sewer crosses the site.
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	

## Other

English Heritage

Natural England

Applications since 1/1/2009, covering more than 50% of the site **Planning History** 

App Number Proposal % of site Decision

## Spatial relationships

## **UDP Designations**

<u> </u>		
N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	70 Overlap
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	99.96	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<b>✓</b>	
Sch. Ancient Mon.	0.00	
Jon. Andreit Wort.	0.00	

## **Core Strategy**

Main Urban Area	0.00
Major Settlement	0.00
Minor Settlement	1.00
Overlaps Urban Extension	<b>~</b>

% overlap

overlap

## **Regeneration Areas**

Inner South RA	0.00	%
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

## 2105 East Ardsley Adult Training Centre, Tingley WF3

## Other Spatial Relationship

LCC ownership %	99.88
Nearest train station	Morley
Nearest train station distance (m)	3738.79
Nearest bus stop	1751
Nearest bus stop distance (m)	213.86
Agricultural classification	Grade 3
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	$\overline{\Box}$
Overlaps Pot. Contamination	<b>✓</b>
Overlaps Minerals Safeguarde	ed
Overlaps Minerals Safeguarded 100	m

#### 2105 East Ardsley Adult Training Centre, Tingley WF3

#### Conclusions

Issues and Options Summary

Green Belt site, well related to the existing settlement and would make a good extension, linking with new development proposals for the vacant care home. Whilst the site could be developed without significant harm to the Green Belt it is currently designated in the existing UDP as N6 - Protected Playing Pitch. It hasn't been used a playing pitch for some considerable time, but an assessment needs to be undertaken to establish whether it is indeed surplus before any allocation. See also greenspace section, page 38, question G16. Highways concerns re access.

Site affects others?

Sustainability summary

Significant negative - loss of greenspace, greenfield site and landscape. Minor negative - access to schools and leisure, community participation and transport network. Minor positive - access to health, and flood risk.

Summary of reps

Comments generally against development and urges for change of designation on site 2105 from Amber to Red. The comments that support development on the site have not provided reasons why.

ANTI-DEVELOPMENT

METRO: Consideration needs to be given to if this site would be able to meet the LDF public transport accessibility requirements should housing be brought forward. We are be minded to recommend that these site were not prioritised for housing until other more accessible site have been considered.

Outer south west had deficiency in outdoor sport.

Retain or greenspace

The site is designated green space and was used as a football pitch the site currently is been used for agriculture. 106 funds could restore it to the previous use for sport or other recreational purposes.

Schools full, dentist full and infrastructure cannot cope with more development.

A650 Bradford Road already congested

PRO-DEVELOPMENT

A smaller scale development on this site might be acceptable.

Comments on phasing

**DPP Allocation** 

Preferred housing allocation

**DPP Allocation Conclusion** 

A Green Belt site that is well located adjacent to the existing settlement. Will need to reprovide playing pitch on site or improve provision elsewhere.

Site Details							
Easting	426915	Northing	430734	Site area ha	1.9	SP7	Main Urban Area Extension
HMCA	HMCA Outer South West		Ward	Farnley and	Wortley		

#### **Site Characteristics**

Site type Greenfield

On-site land uses

**Unmanaged Forest** 

Unmanaged Forest

Manufacturing and Wholesale

Neighbouring land uses

Cemeteries and Crematoria

Other land uses - None

Topography	Sloping	Landscape	Significant Tree Cover
Boundaries	Poorly defined	Road front	No

Description

#### **Greenbelt Assessment**

#### 1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	No
Would development result in an isolated development?	No
Is the site well connected to the built up area?	No
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	No
Unrestricted Sprawl Conclusion High potential to lead to unrestri	cted sprawl

#### 2. Prevent neighbouring towns from merging

Would development lead	No
Do features provide boun	No
Coalescence Conclusion	undary

#### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas (SSSIs	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	Yes
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	No

Encroachment Conclusion Site does not perform an important role in safeguarding from encroachment

### 4. Preserve the setting and special character of historic towns

Site within/adjacent to	conservation area/listed building/historical features?	No				
Can development pres	erve this character?					
Character Conclusion	No effect on the setting and special character of historic features					

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Green Belt site, not well related to the existing settlement, with no defensible boundary.

#### **SHLAA** conclusions

Availability: Short (=<5 yrs) Suitability: LDF to determine Achievability: Longterm (11+yrs)

#### Summary of infrastructure provider comments

### LCC Highways Comments

Public transport accessibility comments

Good for rail accessibility, very poor for everything else

2

Access comments

Site 3057 required but site 3057 not supported

2

Local network comments

Congestion on Outer Ring Road and M621

3

Mitigation measures

Needs other sites to come through with mitigation on local and strategic highway network

Total score
7

Highways site support

No

Contingent on other sites

Need to combine with 3057

Contingent on other sites

Need to combine with 3057

## **Highways Agency**

 Impact
 No material impact
 Network Status
 No objection

 Potential for cumulative impact in combination with other sites.
 If site still included at next sift assess as part of Dewsbury Road cluster.

#### **Network Rail**

#### Yorkshire Water

Treatment Works Knostrop High and Low Level are large works which

Knostrop High and Low Level are large works which serve the bulk of Leeds. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

#### **Environment Agency**

Constraints

FZ1 over 1 ha. See comments in main text of our response.

pp Number	Proposal	Decision	% of site
lanning History	Applications since 1/1/2009, covering more than 50%	of the site	
latural England			
nglish Heritage			
Other			
elecoms			
no and negotic			
ire and Rescue			
lectric			
<b>Jtilities</b> ias			
Tood Kisk			
lood Risk			
ducation comments			
	gainst Local Wildlife Sites criteria.		
cology boundary	majorat Lacal Wildlife Citae criteria		
labitatat Network o	r part of Local Wildlife Site together with site 2078 and	1 637) .	Code/young woodidid (potential Eccus
cology support	Not supported  No site-specific designations but the whole area has	naturally regenerated into s	cruh/voung woodland (notential Leeds
	Nat a series d		

## Spatial relationships

UDP Designations		
N32 Greenbelt	91.62	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

## Core Strategy

Main Urban Area	8.38	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>✓</b>	

% overlap

## **Regeneration Areas**

Inner South RA	0.00
LB Corridor RA	0.00
EASEL RA	0.00
Aire Valley RA	0.00
West Leeds Gateway	0.00

## Other Spatial Relationship

LCC ownership %	100.00
Nearest train station	Cottingley
Nearest train station distance (m)	812.57
Nearest bus stop	1901
Nearest bus stop distance (m)	143.73
Agricultural classification	Grade 3
Overlaps SSSI	П
Overlaps SEGI	$\overline{\Box}$
Overlaps LNA	$\overline{\Box}$
Overlaps LNR	$\Box$
Overlaps Conservation Area	
Overlaps Listed Building	$\overline{\Box}$
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	$\overline{\Box}$
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	Ī
Overlaps Pot. Contamination	<b>✓</b>
Overlaps Minerals Safeguardo	ed
Overlaps Minerals Safeguarded 100	m 🗸

#### 2114 Gelderd Road, Wortley LS12

#### Conclusions

Issues and Options Summary

Green Belt site, not well related to the existing settlement, with no defensible boundary. Highway concerns re accessibility and access.

Site affects others?

Sustainability summary

Significant negative - greenfield site, ecology objection and transport network. Minor negative - access to schools, health and leisure, community participation, greenhouse emissions, accessibility, waste and pollution. Minor positive - access to greenspa

Summary of reps

REPs (including Metro) agree with Leeds City Council's designation of site 2114 as red.

Comments on phasing

**DPP Allocation** 

Not proposed as housing allocation

**DPP Allocation Conclusion** 

Green Belt site, not well related to the existing settlement, with no defensible boundary. Highway concerns re accessibility and access.

#### 2124 Spring Gardens Drighlington

Site Details							
Easting	422826	Northing	428975	Site area ha	9.2	SP7	Smaller Settlement Extension
HMCA Outer South West			Ward	Morley Nort	th		

#### **Site Characteristics**

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

Topography	Undulating	Landscape	Limited Tree Cover
Boundaries	Poorly defined	Road front	No

Description

#### **Greenbelt Assessment - Not Required**

#### 1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	No
Would development result in an 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	No	
Do features provide boundaries to contain the development?		No
Coalescence Conclusion		-

#### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas (SSSIs	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	Yes
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	No

Encroachment Conclusion

#### 4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	No
Can development preserve this character?	
Character Conclusion	

## Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Protected Area of Search (PAS) on the existing UDP

Supported

## 2124 Spring Gardens Drighlington

SHLAA conclusions						
Availability: Short (=	=<5 yrs)	Suitability:	LDF to determine		Achievability: Medium (6-10yrs)	
Summary of infra	structure provider	comments				
LCC Highways Com	ments					
Public transport access	sibility comments					Rank (1-5)
Meets Core Strategy st	tandards with exception	of schools (prim	ary approx 1km, secor	ndary 3km)		3
Access comments						
No access to adopted	highway - relies on site	3003, however th	his is unsuitable for lar	rge developm	nent	1
Local network commer	nts					
	npact with adjacent sites	3				_
					_	4
Mitigation measures						Total score
	rcome site deficiencies -	level of developr	ment unlikely to suppo	ort new bus s	ervice or local services	8
Highways site support						
no						
Contingent on other si	tes					
Contingent on other si	tes					
	1					
Highways Agency						
Impact   Minimal mate		vork Status	No objection subject			
Potential for cumulative	ve impact in combination	with other sites	s. If site still included	at next sift a	ssess as part of Morley/Gildersome c	luster.
Network Rail						
Yorkshire Water	1					
Treatment Works	Knostrop					
	•	vhich serve the b	oulk of Leeds. There is	s capacity for	significant development at Knostrop	High and Low
level. Development that	at will connect to the pu	blic sewer syster	n needs to be co-ordir	nated with Yo	orkshire Water's Asset Management P	Plans (AMP) to
					ing AMP(6) will run from April 2015 tent. It is particularly important that si	
represent a 10% or gr	eater increase in popula	tion served by th	ne works should take ii	nto account a	available sewerage and WwTW capac	city. If a
	ing a site forward before nount would be determir				may be possible for the developer to	provide
Environment Agend	;y					
Constraints	mmonts in main toyt of	OUR FOSTIONS				
121 Over 1 Ha. See CC	omments in main text of	oui response.				
LCC						
Ecology support	Supported					

2124 **Spring Gardens Drighlington** Ecology boundary **Education comments** 1200A + 3378 + 3064 + 3000 + 1332 + 2124 + 3003 + 333 + 1077 + 1344 = 1376 houses generates 344 primary and 138 secondary children. 1-1.5FE primary school required. Flood Risk Flood Zone 1 Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England

#### **Planning History** Applications since 1/1/2009, covering more than 50% of the site

**App Number** Proposal % of site Decision

## Spatial relationships

### UDP Designations

obi besignations		
N32 Greenbelt	0.04	% overlap
N34 PAS	100.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

## **Core Strategy**

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	1.00	
Overlaps Urban Extension	<b>~</b>	

#### **Regeneration Areas**

Inner South RA	0.00	% overlap
LB 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
-----------------	------

# 2124 Spring Gardens Drighlington

Nearest train station	Morley
Nearest train station distance (m)	4229.01
Nearest bus stop	11413
Nearest bus stop distance (m)	267.04
Agricultural classification G	rade 3b
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	<b>✓</b>
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<b>✓</b>
Overlaps Minerals Safeguarded	
Overlaps Minerals Safeguarded 100m	1

#### 2124 Spring Gardens Drighlington

#### Conclusions

Issues and Options Summary

The site is designated as Protected Area of Search (PAS) on the existing UDP, not within the Green Belt. Development of the site is dependent on achieving access via adjoining site 3003.

Site affects others?

Sustainability summary

Significant negative - greenfield site. Minor negative - access to schools and greenspace, community cohesion (out of scale with settlement) and transport network. Minor positive - access to health, and flood risk.

#### Summary of reps

Generally comments are anti-development due to the fact that the site is greenfield (brownfield first), there is are drainage (particulary sewage) problems particulary on the site and in the area and also because the site has porr access. The site is also currently in use as agricultural land and comments urge the change of site designation from Amber to Red.

#### ANTI-DEVELOPMENT

Very poor access to the site and main road.

This land is agricultural and being farmed.

Concerns regarding infrastructure and access to main roads.

No defensible boundary which will encourage urban sprawl.

Building on this land would create even more sewering and drainage problems for this area which already suffers badly from this - Drighlingtons drainage sytem (foul water) 'leaks' below the site.

METRO: Consideration needs to be given to if this site would be able to meet the LDF public transport accessibility requirements should housing be brought forward. We are be minded to recommend that these site were not prioritised for housing until other more accessible site have been considered

#### ALTERNATIVE APPROACH

Site would be ideal for a new school much needed in Drighlington.

Possible small scale development.

OAP housing

Comments on phasing

**DPP Allocation** 

Preferred housing allocation

DPP Allocation Conclusion

The site is designated as Protected Area of Search (PAS) on the existing UDP, not within the Green Belt. Development of the site is dependent on achieving access via adjoining site 3003.

#### 2125 Manor House Farm, Churwell

Site Details							
Easting	426947	Northing	429758	Site area ha	3	SP7	Major Settlement Extension
HMCA Outer South West			Ward	Morley Nor	th		

#### **Site Characteristics**

Site type Greenfield

On-site land uses

Vacant land

Allotment and city farm

Neighbouring land uses

Vacant land

Dwellings

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Poorly defined	Road front	No

Description

Mainly flat site located to the east of the M621 corridor with housing forming the eastern boundary. The majority of the site is vacant open land with allotments on the northern third of the site.

#### **Greenbelt Assessment - Not Required**

#### 1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	No
Would development result in an isolated development?	No
Is the site well connected to the built up area?	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 bound	No	
Coalescence Conclusion		

#### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas (SSSIs	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	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?	
П		·

Character Conclusion

#### 2125 Manor House Farm, Churwell

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Designated as Protected Area of Search (PAS) on the existing UDP

#### **SHLAA** conclusions

Availability: Short (=<5 yrs) Suitability: LDF to determine Achievability: Medium (6-10yrs)

#### Summary of infrastructure provider comments

#### **LCC Highways Comments**

Public transport accessibility comments

Meets Core Strategy standards with exception of secondary school

4

Access comments

Single point of access available off Daffil Grove, adequate for less than 100 dwellings

4

Local network comments

Potential cumulative impact on Churwell Hill

Total score

3

Mitigation measures

may require mitigation on Churwell Hill

11

Highways site support

yes with mitigation

Contingent on other sites

Contingent on other sites

#### **Highways Agency**

Impact No material impact Network Status No objection

Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of Dewsbury Road cluster.

#### **Network Rail**

#### Yorkshire Water

Treatment Works Knostrop

Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

#### **Environment Agency**

Constraints

FZ1 over 1 ha. See comments in main text of our response.

## 2125 Manor House Farm, Churwell

LCC	
Ecology support	Supported
Supported	
Ecology boundary	
Education comments	S
1096+1099A and B 7FE secondary scho	+ 2125+1282+1220A = 1248 houses generates 312 primary and 125 secondary children. 1x1.5FE primary school required. 6- ol required across outer SW area.
Flood Risk	
Flood Zone 1	
Utilities	
Gas	
Electric	
Fire and Rescue	
The and Rescue	
Telecoms	
Other	
English Heritage	
Natural England	
Planning History	Applications since 1/1/2009, covering more than 50% of the site
	Proposal Decision % of site

## Spatial relationships

<b>UDP Designations</b>		
N32 Greenbelt	0.00	% overlap
N34 PAS	98.61	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

# Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	1.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>✓</b>	

% overlap

_		_
D	eration	A
Kenen	eration	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

#### 2125 Manor House Farm, Churwell

# Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Cottingley
Nearest train station distance (m)	537.39
Nearest bus stop	7701
Nearest bus stop distance (m)	345.93
Agricultural classification	Urban
Ougalana CCCI	
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	<b>✓</b>
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	Ī
Overlaps Pot. Contamination	~
Overlane Minerale Safeguard	
Overlaps Minerals Safeguarded 100	
Overlaps Minerals Safeguarded 100	III

#### 2125 Manor House Farm, Churwell

# Conclusions Issues and Options Summary The site is designated as Protected Area of Search (PAS) on the existing UDP, not within the Green Belt. Considered acceptable in principle for housing. Site affects others? Sustainability summary Significant negative - greenfield site. Minor negative - pollution. Minor positive - access to health and greenspace, greenhouse emissions, flood risk, transport network and accessibility. Summary of reps Comments on phasing DPP Allocation Safeguarded land (PAS)

**DPP Allocation Conclusion** 

The site is designated as Protected Area of Search (PAS) on the existing UDP, not within the Green Belt. Considered acceptable in principle for housing.

#### 2127 Tingley Station

Site Details					
Easting 428705 Northing 426699 Site area ha 43.1 SP7 Smaller Settlement Extension					
HMCA Outer South West Ward Ardsley and Robin Hood					

#### **Site Characteristics**

Site type Greenfield

On-site land uses

Agriculture

Vehicle Storage

Other

Neighbouring land uses

Agriculture

Transport tracks and ways

Office

Other land uses

Nursery on site

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description

Site located to the north of the M62 in predominantly agricultural use

#### **Greenbelt Assessment - Not Required**

#### 1. Check the unresticted sprawl of large built up areas

•		
Would development lead to/cons	titue ribbon development?	
Would development result in an i		
Is the site well connected to the I		
Would development round off the		
Is there a good existing barrier between the existing urban area and the undeveloped land?		
Unrestricted Sprawl Conclusion		

#### 2. Prevent neighbouring towns from merging

=		
Would development lead		
Do features provide bound		
Coalescence Conclusion		

#### 3. Assist in safeguarding the countryside from encroahment

or recess in careguaraning the coantingers of contractions	
Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

#### 4. Preserve the setting and special character of historic towns

Con development masses is this shouldter?	Site within/adjacent to	conservation area/listed building/historical features?	
Can development preserve this character?	Can development prese	erve this character?	

Character Conclusion

2127 Tingley Station		
Overall Conclusion from assessment a characteristics of openness and perm	against all 4 purposes of green belt and annence	essential
CIII AAlili		
SHLAA conclusions		
Availability: Short (=<5 yrs)	Suitability: LDF to determine	Achievability: Medium (6-10yrs)
Summary of infrastructure provi	der comments	
LCC Highways Comments		
Public transport accessibility comments		Rank (1-5)
Good Public Transport to western part of s	ite but severed from local facilities by motorw	ay <b>3</b>
Access comments		
Existing access to A653, with potential from	m Thorpe Lane	4
Local network comments		
Spare capacity but cumulative issues		4
Mitigation measures		Total score
must improve linkages to adjacent settlem	ents	11
Highways site support		
yes with mitigation		
Contingent on other sites		
Contingent on other sites		
Highways Agency		
Impact Major Impact	Network Status Likely to require significant	nt physical mitigation
Potential for cumulative impact in combina	ation with other sites. If site still included at n	ext sift assess as part of Dewsbury Road cluster
Network Rail		
Varlabina Water		
Yorkshire Water  Treatment Works Knostrop		
Knostrop High and Low level are large wor level. Development that will connect to the ensure the necessary infrastructure and ca 2020. Phasing is one method used to ensure present a 10% or greater increase in podeveloper wants to bring a site forward be	e public sewer system needs to be co-ordinate pacity can be provided to serve the site. The re sites are brought forward in line with YW's pulation served by the works should take into	pacity for significant development at Knostrop High and Low and with Yorkshire Water's Asset Management Plans (AMP) to forthcoming AMP(6) will run from April 2015 to March investment. It is particularly important that sites which account available sewerage and WwTW capacity. If a ements it may be possible for the developer to provide
<b>Environment Agency</b>	. , , , , , , , , , , , , , , , , , , ,	
Constraints		

FZ1 over 1 ha and site is on top of an historic landfill site. See comments in main text of our response

#### 2127 Tingley Station

•	2
	1.1.

Ecology support Supported with mitigation

Supported with mitigation to ensure the disused railway that runs through the site is retained and enhanced for its grassland and scrub habitats (and providing a buffer of 20 metres on both sides of the railway), and a buffer of 20 metres is retained around the existing woodland area in the west (and planted with native shrubs and small trees).

Ecology boundary

**Education comments** 

2127=1133 houses generates 283 primary and 113 secondary children. 1-1.5FE primary school required.

Flood Risk

Flood Zone 1. Denshaw beck runs through the site - partly in culvert.

#### **Utilities**

Gas

Electric

Fire and Rescue

Telecoms

#### Other

English Heritage

Natural England

Housing allocations 1282, 1281B, 1064B, 309, 2127 are identified as being Agricultural Land Classification Grade 2. The loss of high quality soils should be avoided.

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number Proposal Decision % of site

#### Spatial relationships

## **UDP Designations**

our besignations		
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		

#### **Core Strategy**

Main Urban Area	0.00
Major Settlement	0.00
Minor Settlement	0.00
Overlaps Urban Extension	<b>V</b>

% overlap

#### **Regeneration Areas**

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

#### 2127 **Tingley Station** Sch. Ancient Mon. 0.00 Other Spatial Relationship 0.14 LCC ownership % Nearest train station Morley 2238.67 Nearest train station distance (m) Nearest bus stop 7311 Nearest bus stop distance (m) 568.09 Agricultural classification Grade 2

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	<b>~</b>
Overlaps Public Right of Way	<b>V</b>
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	$\overline{\Box}$
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	$\bar{\Box}$
Overlaps Pot. Contamination	<b>~</b>
Overlaps Minerals Safeguarded	 ] г

Overlaps Minerals Safeguarded
Overlaps Minerals Safeguarded 100m

#### 2127 Tingley Station

#### Conclusions

Issues and Options Summary

The site is designated as a Protected Area of Search (PAS) on the existing UDP, not within the Green Belt. The site is located between three settlements (Morley, Tingley and Middleton) and is isolated by the Green Belt and motorway. This lack of connection to the urban area is the main constraint, as otherwise the site is flat with a road frontage.

Site affects others?

Sustainability summary

Significant negative - greenfield site. Minor negative - access to schools, health and greenspace, community cohesion (out of scale with settlement), ecology mitigation, pollution and landscape. Minor positive - flood risk.

#### Summary of reps

In relation to the site's connectivity, the masterplan and associated design submission document (dated February 2013) identifies the existing footpaths, bridleways, restricted byways and byways which cross through the site. The masterplan proposal seeks to include, improve and extend these existing routes.

The primary point of access to the site will be via a new roundabout on Thorpe Lane. A secondary access will be taken from the west of the site onto the A653 Dewsbury Road (North) to form a priority junction. This secondary access will be limited to pedestrians, cyclists and emergency vehicles only.

There are a number of local services and facilities within the vicinity of the site. Capitol Business Park, the White Rose Shopping Centre and Office Park, as well as primary and secondary schools are within easy walking and cycling distance of the site. Pedestrian and cycle access will be available from the A652 Dewsbury Road and the A654 Thorpe Lane, thereby maximising connectivity with the nearby retail and employment opportunities.

The site benefits from existing bus routes operating along the A653 Dewsbury Road and the A654 Thorpe Lane with frequent services to Leeds, Wakefield, Bradford, Dewsbury and the White Rose Shopping Centre. The bus stops located on the A653 Dewsbury Road are within the recommended 400 metre desirable walking distance.

The masterplan for the site has specifically sought to improve the connectivity of this site with the surrounding area. As previously stated, the site benefits from existing footpaths, bridleways and byways, which will be improved and extended. The route of the former railway line will be used to create a 'greenway' for pedestrians and cyclists, linking into the existing network and creating a walkable neighbourhood.

To the east an existing railway viaduct provides the potential to link a pedestrian and cycling route to footpaths 214 and 255 to Middleton. Both Dunningley Lane and the course of Denshaw Beck are site features that can be enhanced to promote north-south connectivity that would extend beyond the site to the north.

To the west, existing definitive footpaths leading to Morley can be linked at the Capitol Park road junction and further to the south along Dewsbury Road by the provision of a new pedestrian crossing to connect footpath 70 and footpaths 68 and 69.

To the south, access to Tingley is gained via Thorpe lane. The site access will be taken from Thorpe Lane and will therefore provide a direct route to the south of the motorway for cars, pedestrians and cyclists.

It is therefore evident from the development of a masterplan for the site and the associated design document, which draws on the conclusions of the technical supporting reports that have been prepared, the site's current lack of connectivity can be wholly addressed with routes throughout the site providing access to Morley, Capitol Park, the White Rose Shopping Centre, Middleton and Tingley.

It is therefore evident the Council has identified the site to be 'amber' as the site is deemed to be suitable for residential development but it was considered the site's lack of connectivity was an 'issue to be resolved'. The masterplan for the site ensures the site's connectivity with the surrounding residential areas, shopping and employment opportunities. The masterplan for the site and associated design document clearly identifies the site's permeability can be improved with strong connections with the surrounding residential areas and associated local services. On this basis, there are no issues to resolve and the site is one which has the greatest potential to be allocated for housing and as such should be identified as a green site.

On the basis of the evidence set out, it is maintained the site is in a wholly suitable location for development and there are no connectivity issues to resolve, the masterplan for the site demonstrates that links can be achieved to the north, east, south and west of the site. In this regard, there are no issues to resolve with the site and it is not in a less favourable location. The site should therefore be colour coded green.

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#### 2127 Tingley Station

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On the basis of the evidence set out, it is maintained the site is in a wholly suitable location for development and there are no connectivity issues to resolve, the masterplan for the site demonstrates that links can be achieved to the north, east, south and west of the site. In this regard, there are no issues to resolve with the site and it is not in a less favourable location. The site should therefore be colour coded green.

In relation to the site's connectivity, the masterplan and associated design submission document (dated February 2013) identifies the existing footpaths, bridleways, restricted byways and byways which cross through the site. The masterplan proposal seeks to include, improve and extend these existing routes.

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It is therefore evident the Council has identified the site to be 'amber' as the site is deemed to be suitable for residential development but it was considered the site's lack of connectivity was an 'issue to be resolved'. The masterplan for the site ensures the site's connectivity with the surrounding residential areas, shopping and employment opportunities. The masterplan for the site and associated design document clearly identifies the site's permeability can be improved with strong connections with the surrounding residential areas and associated local services. On this basis, there are no issues to resolve and the site is one which has the greatest potential to be allocated for housing and as such should be identified as a green site.

On the basis of the evidence set out, it is maintained the site is in a wholly suitable location for development and there are no connectivity

#### 2127 Tingley Station

issues to resolve, the masterplan for the site demonstrates that links can be achieved to the north, east, south and west of the site. In this regard, there are no issues to resolve with the site and it is not in a less favourable location. The site should therefore be colour coded green.

We don't believe that the large, isolated site at Tingley Station, LDF site 2127, would be suitable for housing; it was meant to accommodate large-scale employment uses which might have appeared if a supertram route had passed on its way to a terminus nearby at Blackgates on the A650. Perhaps it shouldn't have been removed from Green Belt in the UDP; it should now be marked red against housing purposes; it might have a different LDF colour coding for another use, or might remain PAS.

Pros

Numbers of support for housing as the site size would be a community in itself and does not impinge on other settlements. The site boundary could be extended towards Middleton to include a site for a new school.

Cons

Objections to the site due to infrastructure requirements and isolated location. Reference made to the UDP Review Inspector's Report, that PAS site for employment use. The Inspector considered the site not suitable for housing as greenfield land, not integrated well with existing communities or close to local services and facilities.

#### Statutory

WYCA

Outside 400m of the current core bus network. Consideration needs to be given to if this site would be able to meet the LDF public transport accessibility requirements should housing be brought forward.

We are be minded to recommend that these site were not prioritised for housing until other more accessible sites have been considered. 456m to core bus network

4 buses per hour

Outside 20 mins to primary school

Within 30 mins to secondary school

Within 20 mins to primary health

#### Comments on phasing

#### **DPP Allocation**

Safeguarded land (PAS)

#### **DPP Allocation Conclusion**

The site is designated as a Protected Area of Search (PAS) on the existing UDP, not within the Green Belt. The site is located between three settlements (Morley, Tingley and Middleton) and is isolated by the Green Belt and motorway. This lack of connection to the urban area is the main constraint, as otherwise the site is flat with a road frontage. The on-site infrastructure requirements in particular the connection with the main urban area need to be addressed.

#### 2128 New Lane, East Ardsley

Site Details								
Easting	430383	Northing	425753	Site area ha		3.8	SP7	Smaller Settlement Extension
HMCA	HMCA Outer South West			Ward	Ardsley and	Robin Hood		

#### **Site Characteristics**

Site type Greenfield

On-site land uses

Agriculture

Office

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Greenfield site in mainly in agricultural use. The north east corner of the site is occupied by an office building and associated car parking. Existing houses adjoin the southern site boundary and the remaining area adjoining the site is in agricultural use.

#### **Greenbelt Assessment - Not Required**

#### 1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

#### 2. Prevent neighbouring towns from merging

•		
Would development lead	to physical connection of settle	ements?
Do features provide bound	daries to contain the developm	ent?
Coalescence Conclusion		

#### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

#### 4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	

Character Conclusion

New Lane, East Ardsley

2128

characteristics of openness and perman	ence			
SHLAA conclusions				
Availability: Short (=<5 yrs)	Suitability:	LDF to determine	Achievability: Medium (6-10yrs	s)
Summary of infrastructure provide	r comments			
CC Highways Comments				
Public transport accessibility comments				Rank (1
The site has access to 2 buses per hour, 1009 no secondary education	% of the site falls	within the core strateg	y standards for primary education and health,	3
Access comments				
imited frontage to Moor Knoll Lane which co	uld accommodate	small development ac	cess	4
ocal network comments  Small development unlikely to impact on local	network			
				4
Mitigation measures				Total sco
Videned footways, ped links to adjacent sites	;			11
Highways site support yes	]			
Contingent on other sites				
Contingent on other sites				_
Highways Agency				
	work Status	No objection		
1/a	work status			
Network Rail				
Yorkshire Water				
Freatment Works				
with Yorkshire Water's Asset Management Pla forthcoming AMP(6) will run from April 2015 nvestment. It is particularly important that si account available sewerage and WwTW capac	ans (AMP) to ensu to March 2020. Ph tes which represe city. If a develope	re the necessary infras nasing is one method u ent a 10% or greater in r wants to bring a site	onnect to the public sewer system needs to be structure and capacity can be provided to serve used to ensure sites are brought forward in line acrease in population served by the works shou forward before YW have completed any plannount would be determined by a developer fund	the site. The with YW's ld take into ed
Environment Agency				
Constraints				
Z1 over 1 ha. See comments in main text of	•			

#### 2128 New Lane, East Ardsley

	- Lane, Last in asiey
LCC	
Ecology support	Supported
Supported	
Ecology boundary	
Education comments	S S
	A and C+1336+3456A+536+1143B, D and F+2155+1274+1032+1067B+1069+2128 Shouses generates 671 primary and 268.5 secondary children. 1x2FE and 1xFE primary school required.
Flood Risk	
Flood Zone 1. Existing	ng development in NE corner shown to be at risk of surface water flooding. Public sewer runs across part of the site.
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
Other	
English Heritage	
Natural England	
Planning History	Applications since 1/1/2009, covering more than 50% of the site
App Number	Proposal Decision % of site

## Spatial relationships

<b>UDP Designations</b>		
N32 Greenbelt	0.00	% overlap
N34 PAS	100.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

# Core Strategy

Main Urban Area	0.00	0/ overlen
Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	1.00	
Overlaps Urban Extension	<b>✓</b>	
	-	

% overlap

# **Regeneration Areas**

Inner South RA	0.00
LB Corridor RA	0.00
EASEL RA	0.00
Aire Valley RA	0.00
West Leeds Gateway	0.00

## 2128 New Lane, East Ardsley

# Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Morley
Nearest train station distance (m)	4150.54
Nearest bus stop	6786
Nearest bus stop distance (m)	203.38
Agricultural classification (	Grade 3
Overlaps SSSI	П
Overlaps SEGI	$\Box$
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<b>✓</b>
Overlaps Minerals Safeguarde	d
Overlaps Minerals Safeguarded 100	m

#### 2128 New Lane, East Ardsley

#### Conclusions

Issues and Options Summary

The site is designated as Protected Area of Search (PAS) on the existing UDP, not within the Green Belt. No Highways issues raised.

Site affects others?

1274, 2155, 1218

Sustainability summary

Significant negative - transport network. Minor negative - access to leisure, community participation, part greenfield and brownfield site, ecology mitigation, greenhouse emissions and accessibility. Minor positive - access to health and greenspace and fl

#### Summary of reps

With numerous disused brownfield sites within the outer south west area it seems unbelievable that consideration is being given to the development of greenfield sites. The reason given by Leeds City Council that the brownfield sites are not to be developed is that remedial works would be too expensive. Should this be the case, it would suggest that these sites are heavily contaminated and pose a potential risk to human health and controlled waters. On this basis I would enquire why these sites are not being investigated as potential sites. I feel it would make more sense developing the brownfield sites prior to targetting greenfield sites, as the risk and treatment of ground contamination is simply being ignored and delayed. Brownfield sites identified include but not limited to 2117, 2096, 2096A. 2096B. 2096C. 3075

In terms of local services, there is a Co-operative store 750m from the site, and a Post Office 650m from the site. There are also community facilities in East Ardsley including a Library 700m from the site and recreation ground 300m from the site and local churches. There are two main pubs in East Ardsley, The Bay Horse and The Bedford Arms along with Working Men's Clubs. The nearest large supermarket is Sainsburys at the White Rose Centre, 3.8km away and ADSA, 9km away.

In Outer South West the Draft Core Strategy apportions 7,200 dwellings as being required throughout the plan period. Regardless of our objections to the overall housing requirement, Outer South West has outstanding permissions and allocations equating to 1,398 dwellings, this is only 19% of the requirement. The total number of 'Green' sites in this housing market area has a capacity for 4,214 dwellings, some 58% of the requirement. Based on this, it is clear that the Council will need to allocate all the identified 'Green' sites in the Outer South West market area in order to achieve the dwelling requirement.

The site has the potential to deliver circa 100 dwellings, given its site size of 3.8ha. We question the indicative capacity in the Council's SHLAA, which refers to a site capacity of 48 units. With regard to availability, Taylor Wimpey have a number of agreements in place with the landowners and understand all owners are keen to develop. In terms of delivery, detailed technical assessments relating to the site have been undertaken and there are no viability issues pertaining to bringing the site forward. There are a number of social, economic and environmental benefits that could arise from the development of this site. These include:

- Delivery of new housing of a mix to meet local needs including affordable housing
- New public open space
- Direct and indirect construction jobs
- · S106 money towards local infrastructure
- New Homes Bonus
- · Increased expenditure into the local economy

The site is well contained with strong connections to the urban area and is an ideal candidate for a housing allocation. The Outer South West housing market area has the capacity for further housing growth and sites such as this which is close to local facilities, services and public transport will be necessary to be allocated for housing development in order to meet the housing requirements for this housing market area. It is considered that the development of this site would constitute sustainable development with no significant adverse impact and a range of benefits.

#### Pros

The site's agent states the site is needed to contribute to the housing requirement for the Outer South West, it has access to services and transport and is available and deliverable.

#### Cons

General opposition to housing development on the site. Concerns about infrastructure provision, in particular schools provision. East Ardsley Primary School already being expanded in response to existing demand. The site has amenity value and provide grazing land for horses. Concerns about traffic, public transport, access and road safety. The proposed development has not been coordinated with neighbouring authorities.

#### Statutory

WYCA

Outside 400m of the current core bus network. Consideration needs to be given to if these sites would be able to meet the LDF public transport accessibility requirements should housing be brought forward. Significant developer contributions will be required at these sites to improve the public transport to meet the council LDF accessibility policies; particularly in the larger sites should these be brought forward for development.

1387m to core bus network

Within 20 mins to primary schools

Within 30 mins to secondary schools

Within 20 mins to primary health

#### Comments on phasing

#### 2128 New Lane, East Ardsley

DPP Allocation

Safeguarded land (PAS)

**DPP Allocation Conclusion** 

The site is designated as Protected Area of Search (PAS) on the existing UDP, not within the Green Belt. No Highways issues raised. Suitable for consideration as a site for a new school along with site 1032

Site Details							
Easting	430100	Northing	425988	Site area ha	11.8	SP7	Smaller Settlement Extension
HMCA	HMCA Outer South West			Ward	Ardsley and	Robin Hood	

#### **Site Characteristics**

Site type Mixed

On-site land uses

Agriculture

Manufacturing and Wholesale

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

Topograph	y Sloping	Landscape	Limited Tree Cover
Boundarie	Partially well-defined	Road front	Yes

Description

#### **Greenbelt Assessment**

#### 1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	No
Would development result in an isolated development?	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	cted sprawl

#### 2. Prevent neighbouring towns from merging

Would development lead	No
Do features provide boun	No
Coalescence Conclusion	undary

#### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	Yes
Does the site include local/national nature conservation areas (SSSIs	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	Yes
Does the site contain buildings	Yes
Are these buildings used for agricultural purposes?	Yes

Encroachment Conclusion Site performs an important role in safeguarding from encroachment

#### 4. Preserve the setting and special character of historic towns

Site within/adjacent to	conservation area/listed building/historical features?	No			
Can development pres	erve this character?				
Character Conclusion	No effect on the setting and special character of historic features				

# Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Well contained to the north. Strong links to settlement if developed with site to south (1274).

#### **SHLAA** conclusions

Availability: Medium (6-10yrs)

Suitability: LDF to determine

Achievability: Longterm (11+yrs)

#### Summary of infrastructure provider comments

# **LCC Highways Comments** Public transport accessibility comments Rank (1-5) 3 buses per hour on western edge with majority 2buses per hour, 50% of the site falls within the core strategy standards for primary education and 70% to health. No secondary education 3 Access comments Access achievable onto Common Lane 4 Local network comments Potential cumulative impact with adjacent sites 4 **Total score** Mitigation measures full footway reg on Common lane frontage 11 Highways site support yes Contingent on other sites Contingent on other sites

#### **Highways Agency**

Impact	No material impact	Network Status	No objection			
Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of Dewsbury Road cluster.						

#### **Network Rail**

#### Yorkshire Water

Treatment Works Caldervale

There is limited capacity for new development. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

#### **Environment Agency**

Constraints

FZ1 over 1 ha. See comments in main text of our response.

LCC			
Ecology support	Supported		
Supported			
Ecology boundary			
Education comments			
	and C+1336+3456A+536+1143B, D and F+2155+1274+1032+10678 houses generates 671 primary and 268.5 secondary children. 1x2FE a		
Flood Risk			
Flood Zone 1. Minor v	watercourses adject to parts of the site boundary . Centre of site highly	y susceptible	o surface water flooding.
Utilities			
Gas			
Electric			
Fire and Rescue			
Telecoms			
Other			
English Heritage			
Lingiisii Heritage			
Natural England	7		
ivaturar England			
Planning History	Applications since 1/1/2009, covering more than 50% of the site		
App Number	Proposal De	ecision	% of site

# Spatial relationships

UDP Designations		
N32 Greenbelt	99.71	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

# Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	1.00	
Overlaps Urban Extension	<b>✓</b>	

% overlap

# **Regeneration Areas**

Inner South RA	0.00
LB Corridor RA	0.00
EASEL RA	0.00
Aire Valley RA	0.00
West Leeds Gateway	0.00

# Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Morley
Nearest train station distance (m)	3784.03
Nearest bus stop	7560
Nearest bus stop distance (m)	202.00
Agricultural classification Gr	ade 3
Overlaps SSSI	
Overlaps SEGI	
· · · · · · · · · · · · · · · · · · ·	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	□
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	$\overline{\Box}$
Overlaps Pot. Contamination	<b>✓</b>
Overlaps Minerals Safeguarded	
Overlaps Minerals Safeguarded 100m	

#### Conclusions

#### Issues and Options Summary

Green Belt site. Development of the site in conjunction with adjacent site 1274 could be considered to round off the settlement form, although the scale of development cumulatively with other sites would be large. Highway concerns reaccessibility and access provision requires adjacent sites for acceptable access.

#### Site affects others?

Bringing forward this site along with 1274, and sites coming up from East Ardsley 1032, 2128, 1032 would raise an issue of coalescence between settlements

#### Sustainability summary

Significant negative - transport network. Minor negative - employment and economic growth, access to leisure, community participation, part greenfield and brownfield site, greenhouse emissions, accessibility and pollution. Minor positive - access to green

#### Summary of reps

The work undertaken by Wardell Armstrong has also highlighted the potential of the site to deliver a heat recovery system from the existing mine water. Wardell Armstrong have experience in projects of this nature and have advised Hanover Developments (Wakefield) Ltd that this is something that is a very distinct and practical possibility at this site. Clearly if the site is selected as a housing site, this would be a clear benefit that would also meet with the sustainability credentials of the plan and meet the terms of the National Planning Policy Framework.

#### Pros

A Transport Assessment which concludes that there are no reasons on highways or transport grounds why the development of the site should not be included within the Site Allocations Plan for

residential purposes. The work undertaken has highlighted the potential of the site to deliver a heat recovery system from the existing mine water. If the site is selected as a housing site, this would be a

clear benefit that would also meet with the sustainability credentials of the plan and meet the terms of the National Planning Policy Framework.

#### Cons

Majority object to the development of the site for housing, reasons include Green Belt, impact on local services and concern about cummulative impact of housing sites coming forward together, significant numbers in excess of other HMCAs.

#### Statutory

#### WYCA

Outside 400m of the current core bus network. Consideration needs to be given to if this site would be able to meet the LDF public transport accessibility requirements should housing be brought forward.

We are be minded to recommend that these site were not prioritised for housing until other more accessible site have been considered. 1091m to core bus network

19 buses per hour

Within 20 mins to primary school

Within 30 mins to secondary school

Within 20 mins to primary health

#### Comments on phasing

#### **DPP Allocation**

Not proposed as housing allocation

#### DPP Allocation Conclusion

Green Belt site. Development of the site in conjunction with adjacent site 1274 could be considered to round off the settlement form, although the scale of development cumulatively with other sites would be large. Highway concerns re accessibility and access provision requires adjacent sites for acceptable access.

#### 2159 Whitehall Road, Craven Park, Farnley

Site Deta	ails						
Easting	425697	Northing	431076	Site area ha	21.7	SP7	Main Urban Area Extension
HMCA Outer South West Outer West					Ward	Farnley and	Wortley

#### **Site Characteristics**

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

**Dwellings** 

Other land uses - None

Topography	Sloping	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	No

Description

Isolated greenfield site with agricultural use. No road frontage.

#### **Greenbelt Assessment**

#### 1. Check the unresticted sprawl of large built up areas

Would development lead to/cons	titue ribbon development?	No	
Would development result in an i	solated development?	Yes	
Is the site well connected to the	built up area?	No	
Would development round off the	e settlement?	No	
Is there a good existing barrier b and the undeveloped land?	etween the existing urban area	No	
Unrestricted Sprawl Conclusion	High potential to lead to unrestric	cted sprawl	

#### 2. Prevent neighbouring towns from merging

Nould development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	No
Coalescence Conclusion No merging but would significantly redu	ce the green belt gap

#### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas (SSSIs	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	Yes
Does the site contain buildings	Yes
Are these buildings used for agricultural purposes?	Yes

Encroachment Conclusion | Site does not perform an important role in safeguarding from encroachment

#### 4. Preserve the setting and special character of historic towns

	<b>.</b>				
Site within/adjacent to	No				
Can development pres	erve this character?				
Character Conclusion No effect on the setting and special character of historic features					

# Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Isolated site that relates poorly to the built up area. Development would reduce separation between settlements. High potential for further sprawl.

#### 2159 Whitehall Road, Craven Park, Farnley

SHLAA conclusions				
Availability: Unknown	Suitability:	LDF to determine	Achievability: Longterm (11+yrs)	
Summary of infrastructure provider	comments			
LCC Highways Comments				
Public transport accessibility comments				Rank (1-5)
Good accessibility for employment and health b	out very poor ac	cessibility for secondary	and primary education	3
Access comments				
Site 1171 required for access				3
Local network comments				
Congestion on Outer Ring Road and M621				3
Mitigation measures				Total score
Singalisation of access junction and Ring Road	roundabout, pos	ss mitigation for M621		9
Highways site support				
Partial Yes - with mitigation and combine with	1171			
Contingent on other sites				
Combine with 1171				
Contingent on other sites Combine with 1171				
Combine with 1171				
Public transport accessibility comments				Rank (1-5)
Good				5
Access comments				
No direct access, would need site 1177A				
				1
Local network comments				
A58 congestion				3
Mitigation measures			J	Total score
combine with 1171A				9
Highways site support				
no				
Contingent on other sites				
1171A				

# 2159 Whitehall Road, Craven Park, Farnley Contingent on other sites 1171A **Highways Agency** Impact No material impact Network Status No objection **Network Rail** Yorkshire Water Treatment Works Knostrop Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study. **Environment Agency** Constraints FZ1 over 1 ha. See comments in main text of our response. LCC **Ecology support** Supported Supported Ecology boundary Education comments Flood Risk Flood Zone 1 **Utilities** Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England

Outer South West					
2159 Whitehall Ro	oad, Cra	ven Park, F	arnley		
App Number Prop	osal			Decision	% of site
Spatial relationships					
<b>UDP Designations</b>			Core Strategy		
N32 Greenbelt	100.00	% overlap	Main Urban Area	0.00	% overlap
N34 PAS	0.00	•	Major Settlement	0.00	·
RL1 Rural Land	0.00		Minor Settlement	0.00	
N1 Greenspace	0.00		Overlaps Urban Extension	<b>✓</b>	
N1A Allotments	0.00		•	V	
N5 Open Space	0.00				
N6 Playing Pitch	0.00		Regeneration Areas		
N8 Urban Green Corridor	0.00		Inner South RA	0.00	% overlap
CC Shopping Quarter	0.00		LB Corridor RA	0.00	·
UDP City Centre	0.00		EASEL RA	0.00	
S2S6 Town Centre	0.00		Aire Valley RA	0.00	
Proposed Local Centre	0.00		West Leeds Gateway	0.00	
Overlaps N37 SLA					
Sch. Ancient Mon.	0.00				
JULIA ALICIETT WOLL	0.00				
Other Spatial Relation	onship				
LCC owners	ship %	0.00			
Nearest train station	on Co	ottingley			
Nearest train station distance		1964.12			
Nearest bu		1023			
Nearest bus stop distance	ce (m)	327.23			
Agricultural classif	ication Gra	nde 3			
Overlap	s SSSI				
Overlaps					
Overlag					
Overlag	os LNR				
Overlaps Conservatio	n Area	$\overline{\Box}$			
Overlaps Listed B	uilding				
Overlaps Strat. Employment	buffer				
Overlaps Public Right of	of Way				
Overlaps SFRA Floor	d Zone				
Overlaps EA Flood	d Zone				
Overlaps HSE Major I	Hazard				
Overlaps HSE Gas P	ipeline				
Overlaps Pot. Contami		<u></u>			

Overlaps Pot. Contamination

Overlaps Minerals Safeguarded

Overlaps Minerals Safeguarded 100m

#### 2159 Whitehall Road, Craven Park, Farnley

#### Conclusions

Issues and Options Summary

Green Belt site. Isolated site unconnected to the built up area. Development would affect the Green Belt gap between Farnley and the urban area.

Site affects others?

Sustainability summary

Significant negative - greenfield site. Minor negative - access to schools. Minor positive - access to health and flood risk.

Summary of reps

Supportive of no housing development on the site, due to include Green Belt, traffic congestion and impact on local infrastructure.

Pros

Cons

Traffic congestion and road safety, pressure on infrastructure, green belt and visual impact.

Statutory

WYCA

Falls within 400m of the current core bus network. From a public transport perspective, this site (in principle) would be acceptable for housing development. For the larger sites, site specific mitigation would be required but it is unlikely that substantial bus service provision would be required at these sites (based on the current public transport network).

304m to core bus network

7 buses per hour

Within 20 mins to primary school

Within 30 mins to secondary school

Within 20 mins to primary health

Comments on phasing

**DPP Allocation** 

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. Isolated site unconnected to the built up area. Development would affect the Green Belt gap between Farnley and the urban area.

#### 2164 Broad Oaks Farm, Churwell

Site Details								
Easting	427671	Northing	428967	Site area ha	9.6		SP7	Main Urban Area Extension
HMCA Outer South West			Ward	t	Morley Nort	th		

#### **Site Characteristics**

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Transport tracks and ways

Other land uses - None

Topography	Undulating	Landscape	No Tree Cover
Boundaries	Partially well-defined	Road front	No

Description

#### **Greenbelt Assessment**

#### 1. Check the unresticted sprawl of large built up areas

Would development lead to/cons	No	
Would development result in an	Yes	
Is the site well connected to the	No	
Would development round off the	No	
Is there a good existing barrier between the existing urban area and the undeveloped land?		Yes
Unrestricted Sprawl Conclusion High potential to lead to unrestrict		cted sprawl

#### 2. Prevent neighbouring towns from merging

Would development lead	No	
Do features provide bound	No	
Coalescence Conclusion	No merging but would significantly reduce	e the green belt gap

#### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	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 pres	erve this character?			
Character Conclusion No effect on the setting and special character of historic features				

CIII AA samalusiana

#### 2164 Broad Oaks Farm, Churwell

# Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Site relates poorly to settlement. Contained to the east by the railway but high chance of further sprawl to north and south. Would reduce green belt separation between settlements.

STILAA CONCIUSIONS				
Availability: Medium (6-10yrs)	Suitability:	LDF to determine	Achievability: Longterm (11+yrs)	
Summary of infrastructure provide	der comments			
LCC Highways Comments				
Public transport accessibility comments				Rank (1-5)
10% of the site falls within the core strates secondary education	gy standards for pub	olic transport, 90% to p	rimary education, 5% to health and 0% to	2
Access comments				
Landlocked - site has no access to adopted much development off single access	I highway (track fror	n Daisy Hill is not suita	ole). Relies on site 1282 for access but too	2
Local network comments				
Cumulative impact				3
Mitigation measures				Total score
				7
Highways site support				-
no				
Contingent on other sites				
Contingent on other sites				
History America				
Highways Agency		NI I-1		
	Network Status ation with other sites	No objection  If site still included a	t next sift assess as part of Dewsbury Road cluste	 er.
Network Rail				
Footbridge to replace nearby LC; General a	asset protection issu	es		
Yorkshire Water				
Treatment Works Knostrop				
Knostrop High and Low level are large wor	ks which serve the b	oulk of Leeds. There is	capacity for significant development at Knostrop F	ligh and Low

level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide

#### **Environment Agency**

Constraints

contributions. The amount would be determined by a developer funded feasibility study.

FZ1 over 1 ha. See comments in main text of our response.

#### 2164 Broad Oaks Farm, Churwell

LCC			
Ecology support	Supported		
Supported	111111111111111111111111111111111111111		
Ecology boundary			
Ecology boundary			
	7		
Education comments			
Flood Risk			
Flood Zone 1			
Utilities	1		
Gas			
Electric	7		
Liectric			
Fire and Rescue			
Telecoms			
Other	1		
English Heritage			
0			
Natural England			
rvaturai Erigianu			
Planning History	Applications since 1/1/2009, covering more than 50% of the site		
App Number	Proposal	Decision	% of site

#### Spatial relationships

# **UDP Designations**

N32 Greenbelt	99.99	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

# **Core Strategy**

Main Urban Area	0.00
Major Settlement	1.00
Minor Settlement	0.00
Overlaps Urban Extension	<b>~</b>

% overlap

# Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

#### 2164 Broad Oaks Farm, Churwell

# Other Spatial Relationship

LCC ownership %	0.01			
Nearest train station	Morley			
earest train station distance (m)	1113.45			
Nearest bus stop	11121			
Nearest bus stop distance (m)	622.93			
Agricultural classification (	Grade 3			
Overlaps SSSI				
Overlaps SEGI				
Overlaps LNA				
Overlaps LNR				
Overlaps Conservation Area				
Overlaps Listed Building				
verlaps Strat. Employment buffer				
Overlaps Public Right of Way				
Overlaps SFRA Flood Zone	✓			
Overlaps EA Flood Zone				
Overlaps HSE Major Hazard				
Overlaps HSE Gas Pipeline				
Overlaps Pot. Contamination	<b>✓</b>			
Overlaps Minerals Safeguarde	ed			
verlaps Minerals Safeguarded 100r	n 🗆			

#### 2164 Broad Oaks Farm, Churwell

#### Conclusions

Issues and Options Summary

Green Belt site. By itself the site is isolated and unrelated to the existing settlement. Development would represent a significant incursion into the Green Belt gap between Morley and Middleton, setting a precedent for further sprawl. Highway concerns re access - no access to adopted highway.

Site affects others?

Site could only be workable alongside neighbouring sites: 1283, 3068, 1220 and to a lesser extent 1282. These provide road access to the site

Sustainability summary

Significant negative - greenfield site. Minor negative - access to health, greenhouse emissions, transport network and accessibility. Minor positive - access to greenspace and flood risk.

Summary of reps

It seems futile to waste expense on further applications from Developers when reports show and apparent 20,000 properties which have already been granted planning permission across Leeds and mainly on Brownfield sites – but which Developers appear to have decided not to Develop, speedy completion of 20,000 would certainly help the shortages.

The basis of the Council's red rating is the sites location within the Green Belt and concerns about its isolation and access requirements. In reality, this site will come forward as a comprehensive masterplan with Sites 1282, 1283, 3068 and 1220A and will be a later phase once the requisite access infrastructure has been put in place.

Pros

Acceptable on Green Belt terms, would come forward as comprehensive masterplan with sites 1282, 1283, 3068 and 1220A and contributes to 5 year housing land supply.

Cons

Traffic and pressure on local infrastructure.

Statutory

**WYCA** 

Falls outside 400m of the current core bus network. Consideration needs to be given to if this site would be able to meet the LDF public transport accessibility requirements should housing be brought forward. We agree that these sites would not be suitable for housing development.

627m to core bus network

14 buses per hour

Outside 20 mins to primary school

Outside 30 mins to secondary school

Outside 20 mins to primary health

Comments on phasing

**DPP Allocation** 

Not proposed as housing allocation

**DPP Allocation Conclusion** 

Green Belt site. By itself the site is isolated and unrelated to the existing settlement. Development would represent a significant incursion into the Green Belt gap between Morley and Middleton, setting a precedent for further sprawl. Highway concerns re access - no access to adopted highway.

#### 3000 Land at Bradford Road Gildersome

Site Deta	ails						
Easting	424137	Northing	428420	Site area ha	2.3	SP7	Smaller Settlement Extension
HMCA	Outer South	n West			Ward	Morley Nort	th

#### **Site Characteristics**

Site type Greenfield

On-site land uses

Agriculture

Wholesale distribution

Neighbouring land uses

Agriculture

Dwellings

Manufacturing and Wholesale

Other land uses

Neighbouring outdoor sport facility (cricket pitch)

Topography Flat	Landscape Limited Tree Cover
Boundaries Poorly defined	Road front No

Description

#### **Greenbelt Assessment**

#### 1. Check the unresticted sprawl of large built up areas

Unrestricted Sprawl Conclusion Low potential to lead to unrestrict	cted sprawl
Is there a good existing barrier between the existing urban area and the undeveloped land?	No
Would development round off the settlement?	No
Is the site well connected to the built up area?	Yes
Would development result in an isolated development?	No
Would development lead to/constitue ribbon development?	No

#### 2. Prevent neighbouring towns from merging

Would development lead	No	
Do features provide boun	No	
Coalescence Conclusion	alescence Conclusion No merging but there is no defensible bo	

#### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	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 histor	ic features

### 3000 Land at Bradford Road Gildersome

# Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

The site is relatively small and adjoins residential development to the east and south, with a cricket ground to the north, so is relatively well contained and would have relatively limited impact on the Green Belt.

SHLAA conclusions					
Availability: Short (=	=<5 yrs)	Suitability:	: LDF to determine	Achievability: Longterm (11+yrs)	
Summary of infra	structure prov	ider comments			
LCC Highways Com	ments				
Public transport access					Rank (1-5)
Meets Core Strategy st	tandards with excep	otion of local services	5		4
Access comments					
Access can only be ach	nieved in conjunctio	on with site 3004			3
Local network commer	nts				
Potential cumulative in	npact with adjacent	t sites			4
Mitigation measures					Total score
must be single allocati	on with site 3004				11
Highways site support					
yes		'			
Contingent on other si	tes				
must be single allocati	on with site 3004				
Contingent on other si	tes				
must be single allocati					
Highways Agency			1		
Impact No material i	mpact	Network Status	No objection		
n/a					
Network Rail					
	1				
Yorkshire Water					
Treatment Works	Knostrop				
level. Development the ensure the necessary 2020. Phasing is one r represent a 10% or gr developer wants to br	at will connect to the infrastructure and connethod used to enseater increase in poing a site forward by	ne public sewer syste capacity can be provious cure sites are brough opulation served by to pefore YW have comp	em needs to be co-ordin ded to serve the site. T t forward in line with YV the works should take in	capacity for significant development at Knostrop I lated with Yorkshire Water's Asset Management Pline forthcoming AMP(6) will run from April 2015 to N's investment. It is particularly important that sit account available sewerage and WwTW capacity covements it may be possible for the developer to udy.	ans (AMP) to o March es which ty. If a

### **Environment Agency**

Constraints

FZ1 over 1 ha. See comments in main text of our response.

### 3000 Land at Bradford Road Gildersome

LCC		
Ecology support	Supported	
Supported		
Ecology boundary		
Education comments	ts	
1200A+3378+3064+ primary school requir	4+3000+1332+2124+3003+333+1077+1344 = 1376 houses generates 344 primary and 138 secondary children. 1-uired.	1.5FE
Flood Risk		
Flood Zone 1		
Utilities		
Gas		
Electric		
Fire and Rescue		
Telecoms		
Other		
English Heritage		
3 3		
Natural England		
Tatarar England		
Planning History	Applications since 1/1/2009, covering more than 50% of the site	
App Number	Proposal Decision % of site	

## Spatial relationships

UDP Designations		
		1
N32 Greenbelt	95.03	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

## Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	1.00	
Overlaps Urban Extension		
	V	

% overlap

## **Regeneration Areas**

Inner South RA	0.00
LB Corridor RA	0.00
EASEL RA	0.00
Aire Valley RA	0.00
West Leeds Gateway	0.00

### 3000 Land at Bradford Road Gildersome

## Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Morley
Nearest train station distance (m)	2844.96
Nearest bus stop	10597
Nearest bus stop distance (m)	99.30
Agricultural classification	Grade 3
0	
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	✓
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	$\overline{\Box}$
Overlaps Pot. Contamination	<b>✓</b>
Overlaps Minerals Safeguarde	ed
Overlaps Minerals Safeguarded 100	m

### 3000 Land at Bradford Road Gildersome

### Conclusions

Issues and Options Summary

Green Belt site. The site is relatively small and adjoining residential development to the east and south, with a cricket ground to the north, so is relatively well contained and would have relatively limited impact on the Green Belt. A comprehensive development along with site 3064 could be considered. Highways concerns re access.

Site affects others?

Sustainability summary

Significant negative - greenfield site and pollution. Minor positive - access to schools and health, greenhouse emissions, flood risk,transport network and accessibility.

Summary of reps

ANTI-DEVELOPMENT

Greenbelt site.

Local infrastructure cannot cope with additional development.

Urban sprawl.

PRO-DEVELOPMENT

3064 & 3000 provide an infill area which can be developed with little impact on the green belt.

Access: there is a large area of frontage onto Bradford Road which will allow access into site.

It appears to be generally accepted that to achieve the numbers of houses that the targets require, it will be inevitable that sites will be required that are located within the Green Belt, the site has least impact.

It provides a sustainable, accessible site that fulfils best the Green Belt criteria for such sites.

The site is within the outer south-west of Leeds District in a highly sustainable location being close to the aforementioned villages with a decent range of services and amenities (schools, local shopping facilities and restaurants), but is easily accessible to Morley.

METRO: From a public transport perspective, we would encourage the prioritisation of these sites based on the proximity to the core public transport network and the bus service frequency levels.

Comments on phasing

**DPP Allocation** 

Preferred housing allocation

DPP Allocation Conclusion

Green Belt site. The site is relatively small and adjoining residential development to the east and south, with a cricket ground to the north, so is relatively well contained and would have relatively limited impact on the Green Belt. A comprehensive development along with site 3064 could be considered.

### 3003 Land off King Street Drighlington

Site Deta	ails							
Easting	422711	Northing	428831	Site area ha	1.5	SP7	Smaller Settlement Infill	
HMCA	Outer South	n West			Ward	Morley Nor	rth	
Site Cha	racteristi	cs						
Site type	Greenfield							
On-site land	d uses							
Agriculture		<u>'</u>						
Neighbouri	ng land uses	3						
Agriculture		·						
Dwellings								
Dwellings								
Other land	uses							
Neighbouri	ng place of v	vorship and s	shops					
								1
Topograph	ny Flat				Landscape	Limited Tree	Cover	
Boundarie	es Partially	well-defined			Road front	Yes		
Description	l							

### **Greenbelt Assessment - Not Required**

### 1. Check the unresticted sprawl of large built up areas

Would development lead to/cons		
Would development result in an i		
Is the site well connected to the built up area?		
Would development round off the settlement?		
Is there a good existing barrier between the existing urban area and the undeveloped land?		
Unrestricted Sprawl Conclusion		

### 2. Prevent neighbouring towns from merging

Would development lead		
Do features provide bound		
Coalescopes Conclusion		

### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

Encroachment Conclusion

### 4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Object to the Control of the Control	

Character Conclusion

3003 Land off King Street Drighlington	
Overall Conclusion from assessment against all 4 purposes of green be characteristics of openness and permanence	elt and essential
SHLAA conclusions	
Availability: Short (=<5 yrs) Suitability: LDF to determin	e Achievability: Medium (6-10yrs)
Summary of infrastructure provider comments	
LCC Highways Comments	
Public transport accessibility comments	Rank (1-5)
Meets Core Strategy standards with exception of secondary schools	
	4
Access comments  No access to be taken from Spring Gardens. Access achievable for less than 50	unts off King St class to Wakefield Dood
INO access to be taken from Spring Gardens. Access achievable for less than 50	4
Local network comments	
Small development unlikely to impact on local network	
	4
Mitigation measures	Total score
mitigation unlikely for site on own but may be required if linked with adjacent si	tes   <b>12</b>
Highways site support	
yes	
Contingent on other sites	
Contingent on other sites	
Highways Agency	
Impact No material impact Network Status No objection	all district 16 and 16 and 16 Market 10 library and 16 Market 10 librar
Potential for cumulative impact in combination with other sites. If site still inclu-	ded at next sift assess as part of Moriey/Gildersome cluster.
Network Rail	
Yorkshire Water	
Treatment Works Knostrop	
Knostrop High and Low level are large works which serve the bulk of Leeds. The level. Development that will connect to the public sewer system needs to be co-	
ensure the necessary infrastructure and capacity can be provided to serve the si	ite. The forthcoming AMP(6) will run from April 2015 to March
2020. Phasing is one method used to ensure sites are brought forward in line w represent a 10% or greater increase in population served by the works should t	
developer wants to bring a site forward before YW have completed any planned	I improvements it may be possible for the developer to provide
contributions. The amount would be determined by a developer funded feasibil	ity study.
Environment Agency	
Constraints	
FZ1 over 1 ha. See comments in main text of our response.	

## 3003 Land off King Street Drighlington

LCC	
Ecology support	Supported
Supported	
Ecology boundary	
Education comments	
1200A+3378+3064+3	3000+1332+2124+3003+333+1077+1344 = 1376 houses generates 344 primary and 138 secondary children. 1-1.5FE ed.
Flood Risk	
Flood Zone 1	
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
Other	
English Heritage	
Natural England	

Planning History	Applications since 1/1/2009, covering more than 50% of the site				
App Number	Proposal	Decision	% of site		
14/01904/FU	The demolition of Moorside Building Supplies and erection of residential development for 47No. dwellings		90		

## Spatial relationships

<b>UDP Designations</b>		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	1.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	1.00	

Regenera	ition Areas		
	Inner South RA	0.00	9

Overlaps Urban Extension

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

**~** 

## 3003 Land off King Street Drighlington

## Other Spatial Relationship

<u> </u>		-
LCC ownership	o %	0.00
Nearest train station		Morley
Nearest train station distance	(m)	4315.18
Nearest bus s	top	11413
Nearest bus stop distance	(m)	106.86
Agricultural classifica	tion	Urban
Overlaps S		
Overlaps S	EGI	
Overlaps	LNA	
Overlaps	LNR	
Overlaps Conservation A	rea	
Overlaps Listed Build	ding	
Overlaps Strat. Employment bu	ffer	
Overlaps Public Right of \	Nay	
Overlaps SFRA Flood Z	one	
Overlaps EA Flood Z	one	
Overlaps HSE Major Haz	ard	
Overlaps HSE Gas Pipe	line	
Overlaps Pot. Contamina		<b>✓</b>
Overlaps Minerals Safeg	uard	ed

Overlaps Minerals Safeguarded 100m

### 3003 Land off King Street Drighlington

### Conclusions

Issues and Options Summary

Site within existing settlement. Residential use is considered acceptable in principle. Adjoining site 2124 would require access through site 3003 to achieve access to highway.

Site affects others?

Sustainability summary

Significant negative - greenfield site. Minor negative - access to greenspace. Minor positive - access to health, greenhouse emissions, flood risk, transport network and accessibility.

Summary of reps

PRO-DEVELOPMENT

The area is adjacent to a local centre for facilities.

Metro: Site specific mitigation would be required but it is unlikely that substantial bus service provision would be required at these sites (based on the current public transport network)

From a public transport perspective, we would encourage the prioritisation of these sites based on the proximity to the core public transport network and the bus service frequency levels.

ANTI-DEVELOPMENT

Greenfield site: Greenfield site if developed would lead to site 2124 being developed meaning further 250+ houses and cars coming onto King Street.

Greenbelt

Not enough sewer works to cope with so many houses.

Brownfield first: there are sufficient brown field sites available across Leeds to accommodate the site capacity suggested, should be encouraged first before greenfield site.

Comments on phasing

**DPP Allocation** 

Preferred housing allocation

**DPP Allocation Conclusion** 

Site within existing settlement. Residential use is considered acceptable in principle. Adjoining site 2124 would require access through site 3003 to achieve access to highway.

Site Deta	Site Details							
Easting	424381	Northing	428040	Site area ha	3.7	SP7	Smaller Settlement Infill	
HMCA (	Outer South	n West			Ward	Morley Nor	th	
0.1 01					·			
Site Chara	acteristic	CS						
Site type	Greenfield							
On-site land	uses							
Agriculture								
Neighbourin	Neighbouring land uses							
	Transport tracks and ways							
Manufacturir	Manufacturing and Wholesale							
Dwellings	Dwellings							
Other land u	Other land uses - None							
Topography	Sloping				Landscape	Limited Tree	Cover	
Boundaries	Existing v	vell defined			Road front	Yes		
Description	Description							

### **Greenbelt Assessment - Not Required**

### 1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?			
Would development result in an isolated development?			
Is the site well connected to the built up area?			
Would development round off the settlement?			
Is there a good existing barrier between the existing urban area and the undeveloped land?			
Unrestricted Sprawl Conclusion			

### 2. Prevent neighbouring towns from merging

•	3	5 5	
Would development lead			
Do features provide bound	daries to contain the	development?	
Coalescence Conclusion			

### 3. Assist in safeguarding the countryside from encroahment

•	5	
Strong defensible boundary	between site and urban area	
Does the site provide acces	s to the countryside	
Does the site include local/	national nature conservation areas (SSSIs	
Areas of protected/unprote	cted woodland/trees/hedgerows?	
Site includes Grade 1, Grad		
Does the site contain buildi		
Are these buildings used fo		
Encroachment Conclusion		

### 4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?			
Can development pres	erve this character?		
Character Conclusion			

## 3007 Land At M621 Junction 27 And Wakefield Road Gildersome Leeds Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence **SHLAA** conclusions Availability: Short (early) Achievability: Medium (6-10yrs) Suitability: Unsuitable Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Meets Core Strategy standards with exception of local services 4 Access comments Access achievable onto the A650 - likely to require a signlised junction Local network comments May require some local junction interventions 4 **Total score** Mitigation measures signalised access and potential junction imporvements 12 Highways site support yes with mitigation Contingent on other sites Contingent on other sites **Highways Agency** Impact No material impact **Network Status** No objection Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of Morley/Gildersome cluster. **Network Rail** Yorkshire Water Treatment Works Knostrop Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study. **Environment Agency** Constraints FZ1 over 1 ha. See comments in main text of our response.

LCC	
Ecology support	Supported
Supported	
Ecology boundary	
Education comments	
Flood Risk	
Flood Zone 1. Part of	site susceptible to surface water flooding. Public surface water sewer crosses site.
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
Other	
English Heritage	
Natural England	

Planning History	Applications since 1/1/2009, covering more than 50% of the site			
App Number	Proposal	Decision	% of site	
10/04597/OT	Outline application to layout access road and erect light industry, general industry and warehouse development (Use Classes Class B1c, B2 and B8), a 90 bed hotel and pub/restaurant, with car parking	A	89	

## Spatial relationships

**UDP Designations** 

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

Overlaps N37 SLA

Proposed Local Centre

0.00

0.00

Core S	trategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	1.00	
Overlaps Urban Extension	<b>✓</b>	

% overlap	0.00	Inner South RA
	0.00	LB Corridor RA
	0.00	EASEL RA
	0.00	Aire Valley RA
)	0.00	West Leeds Gateway
-		

Sch. Ancient Mon.	0.00	
Other Spatial Relat	onship	
LCC owner	ship %	0.00

Nearest train station	Morley
Nearest train station distance (	(m) 2584.68
Nearest bus s	top 7561
Nearest bus stop distance (	(m) 64.36

Agricultural c	lassification	Grade 3	
Adilcultural c	iassilicationi	Ulauc 3	

<b>✓</b>
<b>✓</b>
$\overline{\Box}$
<b>✓</b>
 ] [

Overlaps Minerals Safeguarde	b
Overlaps Minerals Safeguarded 100n	n

### **Conclusions**

Issues and Options Summary

Existing employment allocation in the existing UDP, well related to the motorway and partially implemented for employment use. Residential use not considered acceptable given existing allocation and adjacent uses.

Site affects others?

Sustainability summary

Significant negative - greenfield site and pollution. Minor negative - employment and economic growth and access to greenspace. Minor positive - access to schools, greenhouse emissions, flood risk, transport network and accessibility.

Summary of reps

PRO-DEVELOPMENT

METRO: From a public transport perspective, these sites (in principle) would be acceptable for housing development.

ANTI-DEVELOPMENT

More than half of the comments agree with red allocation.

Greenbelt: inappropriate form of development within the Green Belt and in the absence of any special circumstances would by its inappropriateness have a harmful impact on the open, rural and undeveloped character of the Green Belt.

Comments on phasing

**DPP Allocation** 

Not proposed as housing allocation

**DPP Allocation Conclusion** 

Existing employment allocation in the existing UDP, well related to the motorway and partially implemented for employment use. Residential use not considered acceptable given existing allocation and adjacent uses.

### 3056 Wood Lane, Farnley

Site Details							
Easting	426408	Northing	431117	Site area ha	21.8	SP7	Main Urban Area Extension
HMCA	HMCA Outer South West			Ward	Farnley and	Mortley	

### **Site Characteristics**

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

Topography	Sloping	Landscape	No Tree Cover
Boundaries	Poorly defined	Road front	No

Description

### **Greenbelt Assessment**

### 1. Check the unresticted sprawl of large built up areas

Would development lead to/cons	No		
Would development result in an i	No		
Is the site well connected to the	Is the site well connected to the built up area?		
Would development round off the	No		
Is there a good existing barrier band the undeveloped land?	No		
Unrestricted Sprawl Conclusion	cted sprawl		

### 2. Prevent neighbouring towns from merging

Nould development lead to physical connection of settlements?	No
Oo features provide boundaries to contain the development?	No
Coalescence Conclusion No merging but there is no defensible be	oundary

### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	Yes
Does the site provide access to the countryside	Yes
Does the site include local/national nature conservation areas (SSSIs	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	Yes
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	No

Encroachment Conclusion | Site does not perform an important role in safeguarding from encroachment

### 4. Preserve the setting and special character of historic towns

	<b>.</b>	
Site within/adjacent to	No	
Can development pres		
Character Conclusion	ic features	

# Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

 $Green \ Belt \ site \ with \ potential \ to \ lead \ to \ unrestricted \ sprawl \ unless \ linked \ to \ delivery \ of \ adjoining \ sites \ 1171B, \ 2078 \ and \ 4029.$ 

### 3056 Wood Lane, Farnley

## **SHLAA** conclusions Availability: Unknown Suitability: LDF to determine Achievability: Longterm (11+yrs) Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Good accessibility for health and primary education, very poor access to employment and secondary education 2 Access comments No frontage to adopted highway 1 Local network comments Congestion on Outer Ring Road and M621 3 Total score Mitigation measures Access to site needed through adjoining sites with mitigation on local and strategic highway network 6 Highways site support Contingent on other sites Need to combine with 2078, 3057, 2114,2159,1171 Contingent on other sites Need to combine with 2078, 3057, 2114,2159,1171

### Highways Agency

Impact	No material in	npact	Network Status	No objection
n/a				

### **Network Rail**

### Yorkshire Water

Treatment Works Knostrop

Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

### **Environment Agency**

$^{\cap}$	nst	raiı	nts

FZ1 over 1 ha and site is on top of an historic landfill site. See comments in main text of our response

LCC	
Ecology support	Supported
Supported	

# 3056 Wood Lane, Farnley Ecology boundary **Education comments** 1171B+3056+2078+4029+637 = 1202 houses generates 300 primary and 120 secondary children. 1x1.5FE primary school required. Flood Risk Flood Zone 1 Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England **Planning History** Applications since 1/1/2009, covering more than 50% of the site **App Number Proposal** Decision % of site

## Spatial relationships

<b>UDP Designations</b>		
N32 Greenbelt	96.94	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	3.06	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>V</b>	

Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

### Other Spatial Relationship

LCC ownership %	0.00
-----------------	------

## 3056 Wood Lane, Farnley

Nearest train station	Cottingley
Nearest train station distance (m	) 1431.87
Nearest bus sto	p 2617
Nearest bus stop distance (m	) 561.39
Agricultural classificatio	Grade 3
Overlaps SSS	П
Overlaps SEG	
Overlaps LN	A 🗍
Overlaps LN	_
Overlaps Conservation Are	a
Overlaps Listed Buildin	
Overlaps Strat. Employment buffe	er
Overlaps Public Right of Wa	
Overlaps SFRA Flood Zon	
Overlaps EA Flood Zon	
Overlaps HSE Major Hazar	d
Overlaps HSE Gas Pipelin	
Overlaps Pot. Contaminatio	
Overlaps Minerals Safegua	ded
Overlaps Minerals Safeguarded 1	)0m

### 3056 Wood Lane, Farnley

### Conclusions

Issues and Options Summary

Green Belt site. Development potential through linking of sites 2078, 3056 4029 and 1171B dependent on the necessary infrastructure and link road from Whitehall Road to Gelderd Road.

Site affects others?

Adjoining sites 1171B, 2078 and 4029

Sustainability summary

Significant negative - greenfield site. Minor negative - access to leisure, community participation, community cohesion (out of scale with settlement), access to greenspace, greenhouse emissions, transport network and accessibility. Minor positive - acces

Summary of reps

Majority of comments are generally anti- development.

ANTI-DEVELOPMENT

Site is agricultural land and is currently in agricultural use.

Site is located within the greenbelt.

Lack of defensible boundary.

METRO: METRO: We are be minded to recommend that these site were not prioritised for housing until other more accessible site have been considered. Sites which fall marginally outside the 400m catchments and have high bus frequencies or are small low capacity sites are less of concern but are flagged up nonetheless.

PRO-DEVELOPMENT

The area would then have good access to the existing road network, at the Leeds Outer Ring Road and the M621/M62. It is close to retail facilities at Junction One, the White Rose Centre plus local shops in Lower Wortley. There is also potential for primary school development in the area if the total number of sites is expanded.

Comments on phasing

**DPP Allocation** 

Not proposed as housing allocation

**DPP Allocation Conclusion** 

Green Belt site. Development potential through linking of sites 2078, 3056 4029 and 1171B dependent on the necessary infrastructure and link road from Whitehall Road to Gelderd Road.

Site Deta	ails						
Easting	426652	Northing	430679	Site area ha	7.5	SP7	Main Urban Area Extension
НМСА	Outer South	. West			Ward	Farnley and	Wortley

### **Site Characteristics**

Site type Greenfield

On-site land uses

Agriculture

Unmanaged Forest

Cemeteries and Crematoria

Neighbouring land uses

Agriculture

Manufacturing and Wholesale

Unmanaged Forest

Other land uses

Utilities & Infrastructure - Cemeteries and crematoria

Topography	Sloping	Landscape	Significant Tree Cover
Boundaries	Poorly defined	Road front	Yes

Description

### **Greenbelt Assessment**

### 1. Check the unresticted sprawl of large built up areas

ii onook the amesticica spir	ann or large bank up areas	
Would development lead to/cons	titue ribbon development?	No
Would development result in an	Yes	
Is the site well connected to the	built up area?	No
Would development round off th	e settlement?	No
Is there a good existing barrier band the undeveloped land?	etween the existing urban area	No
Unrestricted Sprawl Conclusion High potential to lead to unrestri		cted sprawl

### 2. Prevent neighbouring towns from merging

Would development lead to	to physical connection of settlements?	No
Do features provide bound	daries to contain the development?	No
Coalescence Conclusion	oundary	

### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas (SSSIs	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	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 histor	ic features	

# Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence $\frac{1}{2}$

Green Belt site. The site is not well related to the existing settlement and development would create unrestricted urban sprawl in an isolated location, behind existing employment uses.

SHLAA conclusions					
Availability: Unknown		Suitability:	LDF to determine	Achievability: Longterm (11+yrs)	
				, , , , , , , , , , , , , , , , , , ,	
Summary of infrastruct	ure providei	comments			
LCC Highways Comments		1			
Public transport accessibility co					Rank (1-5)
Half site good for rail accessibi	lity, very poor f	or everything els	se		2
Access comments					
Good frontage with Gelderd Ro	oad				5
Local network comments					
Congestion on Outer Ring Road	d and M621				3
Mitigation measures					Total score
Signgalisation of access junctic	on and Ring Roa	ld signals, possib	ole mitigation for M62°		10
Highways site support No					
Contingent on other sites					
Contingent on other sites					
Highways Agency Impact No material impact		work Status			
Potential for cumulative impac	t in combination	n with other sites	s. If site still included	at next sift assess as part of Morley/Gildersome clu	uster.
Network Rail					
Yorkshire Water					
Treatment Works					
Troutment Works					
Environment Agency					
Constraints					
FZ1 over 1 ha. See comments	in main text of	our response.			
LCC					
Ecology support Not sup	ported				
05 11		tions but an area	a of mature woodland	UK Biodiversity Action Plan Priority Habitat, within	n the site.

Ecology boundary

Supported with mitigation if Red hatched area excluded and boundary amended as per drawing RM/3057. Mitigation will still be required to ensure impacts on adjacent woodland habitat are addressed, and habitat enhancement carried out to connect the woodland area to the young woodland to the north-east (Hill Top Cemetery).

the north-east (till Top Centerery).
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**

ODI Designations		
N32 Greenbelt	99.68	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

### **Core Strategy**

Main Urban Area	0.32	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

### **Regeneration Areas**

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

## Other Spatial Relationship

LCC ownership %	0.14
Nearest train station	Cottingley
Nearest train station distance (m)	952.55
Nearest bus stop	8042
Nearest bus stop distance (m)	282.72
Agricultural classification (	Grade 3
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	<b>✓</b>
Overlaps Pot. Contamination	<b>✓</b>
Overlaps Minerals Safeguarde	d
Overlaps Minerals Safeguarded 100r	m 🗸

### 3057 Cottingley Springs, Gelderd Road

### Conclusions

Issues and Options Summary

Green Belt site. The site is not well related to the existing settlement and development would create unrestricted urban sprawl in an isolated location, behind existing employment uses. Highways concerns re accessibility.

Site affects others?

Sustainability summary

Significant negative - greenfield site and ecology objection. Minor negative - access to schools, health and leisure, community participation, greenhouse emissions, transport network, accessibility, waste, pollution and landscape. Minor positive - flood r

Summary of reps

All comments agree with Leeds City Council's allocation of site 3057 as Red.

METRO: Consideration needs to be given to if this site would be able to meet the LDF public transport accessibility requirements should housing be brought forward. We agree that these sites would not be suitable for housing development.

Comments on phasing

**DPP Allocation** 

Not proposed as housing allocation

**DPP Allocation Conclusion** 

Green Belt site. The site is not well related to the existing settlement and development would create unrestricted urban sprawl in an isolated location, behind existing employment uses. Highways concerns re accessibility.

### 3058 Land North of Dean Beck (Including Cottingley Springs) Gildersome

Site Deta	ails						
Easting	426031	Northing	430221	Site area ha	21.2	SP7	Main Urban Area Extension
HMCA	Outer South	n West			Ward	Farnley an	nd Wortley
Site Che	rootoriotic						
Site Cha	racteristic	CS					
Site type	Mixed						
On-site lan	d uses						
Agriculture							
Storage							
Neighbouri	ng land uses						
	ing and Who						
Agriculture							
Other land	LISAS						
	traveller site						

Topography	Sloping	Landscape	Limited Tree Cover
Boundaries	Poorly defined	Road front	No

Description

### **Greenbelt Assessment**

### 1. Check the unresticted sprawl of large built up areas

	- · · · · · · · · · · · · · · · · · · ·	
Would development lead to/cons	titue ribbon development?	No
Would development result in an i	solated development?	Yes
Is the site well connected to the	built up area?	No
Would development round off the	e settlement?	No
Is there a good existing barrier band the undeveloped land?	etween the existing urban area	No
Unrestricted Sprawl Conclusion	High potential to lead to unrestri	cted sprawl

### 2. Prevent neighbouring towns from merging

Would development lead	to physical connection of settlements?	No	
Do features provide boun	daries to contain the development?	No	
Coalescence Conclusion	No merging but there is no defensible bou	undary	

### 3. Assist in safeguarding the countryside from encroahment

No
No
No
No
Yes
No
No

Encroachment Conclusion | Site does not perform an important role in safeguarding from encroachment

### 4. Preserve the setting and special character of historic towns

Site within/adjacent to	conservation area/listed building/historical features?	No	
Can development pres	erve this character?		
Character Conclusion	No effect on the setting and special character of histor	ic features	

### 3058 Land North of Dean Beck (Including Cottingley Springs) Gildersome

# Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

The site is not well related to the existing settlement and development would create unrestricted urban sprawl in an isolated location, to the west of existing employment uses and a gypsy and traveller site. Significant Green Belt incursion.

SHLAA conclusions				
Availability: Unknown	Suitability: LD	OF to determine	Achievability: Longterm (11+yrs)	
Summary of infrastructure pro	vider comments			
LCC Highways Comments				
Public transport accessibility comments				Rank (1-5)
The site does not meet any of the Core	Strategy standards with ju-	st 2 buses per hour		
	,	·		_ 1
Access comments				
Ghost island r't lane exists with adequate	te visibilities - large develop	pment may require signa	als	4
				4
Local network comments				
Development of this scale on the A62 is the need for third party land	s likely to create issues at th	he A62 / Ring Road junc	tion which could not be mitigated without	2
the need for third party land				
				Total score
Mitigation measures	auto Lored			TOTAL SCOLE
Unlikely to be achievable without 3rd pa	arty iano			7
				-
Highways site support				
no				
Contingent on other sites				
Contingent on other sites				
Combinate on other cites				
Contingent on other sites				
Highways Agency				
Impact Major impact	Network Status Lik	ely to require significant	physical mitigation	
mpact major impact	Network Status Line	sij to roquiro sigrimouni	- priyasar mitigation	
Network Rail				
Yorkshire Water				
Treatment Works				
Environment Agency				
Constraints  E71 over 1 ha. See comments in main.	toyt of our rosponse			
FZ1 over 1 ha. See comments in main	text of our response.			
LCC				
Ecology support Supported with r	mitigation			
		idor function of the beck	calong the southern boundary - by leaving a	20 metre
buffer from the beck. A pond to the nor				23 1110010

# 3058 Land North of Dean Beck (Including Cottingley Springs) Gildersome Ecology boundary **Education comments** Flood Risk Largely Flood Zone 1. Southern bounday adjacent to Farnley Wood Beck. Known flooding problems within catchment - downstream of site. Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England **Planning History** Applications since 1/1/2009, covering more than 50% of the site

### Spatial relationships

**App Number** 

N34 PAS 0.00  RL1 Rural Land 0.00  N1 Greenspace 0.00  N1A Allotments 0.00  N5 Open Space 0.00  N6 Playing Pitch 0.00  N8 Urban Green Corridor 0.00	<b>UDP Designations</b>		
RL1 Rural Land 0.00 N1 Greenspace 0.00 N1A Allotments 0.00 N5 Open Space 0.00 N6 Playing Pitch 0.00 N8 Urban Green Corridor 0.00	N32 Greenbelt	100.00	% overlap
N1 Greenspace 0.00 N1A Allotments 0.00 N5 Open Space 0.00 N6 Playing Pitch 0.00 N8 Urban Green Corridor 0.00	N34 PAS	0.00	
N1A Allotments 0.00 N5 Open Space 0.00 N6 Playing Pitch 0.00 N8 Urban Green Corridor 0.00	RL1 Rural Land	0.00	
N5 Open Space 0.00  N6 Playing Pitch 0.00  N8 Urban Green Corridor 0.00	N1 Greenspace	0.00	
N6 Playing Pitch 0.00  N8 Urban Green Corridor 0.00	N1A Allotments	0.00	
N8 Urban Green Corridor 0.00	N5 Open Space	0.00	
	N6 Playing Pitch	0.00	
CC Shopping Quarter 0.00	N8 Urban Green Corridor	0.00	
or onepping address	CC Shopping Quarter	0.00	
UDP City Centre 0.00	UDP City Centre	0.00	
S2S6 Town Centre 0.00	S2S6 Town Centre	0.00	
Proposed Local Centre 0.00	Proposed Local Centre	0.00	
Overlaps N37 SLA	Overlaps N37 SLA		
Sch. Ancient Mon. 0.00	Sch. Ancient Mon.	0.00	

**Proposal** 

Core Strategy		
Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension		

Decision

% of site

Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

### Other Spatial Relationship

LCC ownership %	14.93
-----------------	-------

## 3058 Land North of Dean Beck (Including Cottingley Springs) Gildersome

	Nearest train station	Cottingley
	Nearest train station distance (m)	1362.14
	Nearest bus stop	10230
	Nearest bus stop distance (m)	291.17
Ī	Agricultural classification	Grade 3
	rigi roartal al diassilication	01440 0
	Overlaps SSSI	
	Overlaps SEGI	
	Overlaps LNA	
	Overlaps LNR	
	Overlaps Conservation Area	
	Overlaps Listed Building	
	Overlaps Strat. Employment buffer	
	Overlaps Public Right of Way	<b>✓</b>
	Overlaps SFRA Flood Zone	<b>V</b>
	Overlaps EA Flood Zone	<b>✓</b>
	Overlaps HSE Major Hazard	
	Overlaps HSE Gas Pipeline	
	Overlaps Pot. Contamination	
	Overlaps Minerals Safeguard	led 🗸
	Overlaps Minerals Safeguarded 100	Om 🗸

### 3058 Land North of Dean Beck (Including Cottingley Springs) Gildersome

### Conclusions

Issues and Options Summary

Green Belt site. The site is not well related to the existing settlement and development would create unrestricted urban sprawl in an isolated location, to the west of existing employment uses and a gypsy and traveller site. Development would represent a significant incursion into Green Belt. Highways concerns re impact on A62/A6120 junction.

Site affects others?

Sustainability summary

Significant negative - greenfield site, greenhouse emissions and accessibility. Minor negative - access to schools, health, leisure and greenspace, community participation, community cohesion (out of scale with settlement), ecology mitigation, transport ne

Summary of reps

ANTI-DEVELOPMENT

Three out of the total four comments are against development and agree with Leeds City Council's RED allocation of the site.

METRO: Consideration needs to be given to if this site would be able to meet the LDF public transport accessibility requirements should housing be brought forward. We agree that these sites would not be suitable for housing development.

PRO-DEVELOPMENT

Ideal area to extend a village towards city centre. Empty roads and chance to build infrastructure. Road network (Gelderd Road) has low traffic flows due to parallel M621 and would be capable of sustaining more traffic.

Comments on phasing

**DPP Allocation** 

Not proposed as housing allocation

**DPP Allocation Conclusion** 

Green Belt site. The site is not well related to the existing settlement and development would create unrestricted urban sprawl in an isolated location, to the west of existing employment uses and a gypsy and traveller site. Development would represent a significant incursion into Green Belt. Highways concerns re impact on A62/A6120 junction.

### 3059 Land between Gelderd and M621 Wortley

Site	Det	ails
$\sigma$		uiis

Easting	426803	Northing	430307	Site area ha	6.9	SP7	Main Urban Area Extension
HMCA	Outer South West Ward Farnley and Wortley		Wortley				

### **Site Characteristics**

Site type Greenfield

On-site land uses

Cemeteries and Crematoria

Agriculture

Neighbouring land uses

Cemeteries and Crematoria

Transport tracks and ways

Manufacturing and Wholesale

Other land uses - None

Topograph	Sloping	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description

### **Greenbelt Assessment**

### 1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon develop	oment?	Yes
Would development result in an isolated development	nt?	Yes
Is the site well connected to the built up area?		No
Would development round off the settlement?		No
Is there a good existing barrier between the existing and the undeveloped land?	urban area	No
Unrestricted Sprawl Conclusion High potential to I	lead to unrestrict	ted sprawl

### 2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?		No	
Do features provide boundaries to contain the development?		No	
Coalescence Conclusion No merging but would significantly reduce the gree		e the green belt gap	

### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas (SSSIs	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	Yes
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	No

Encroachment Conclusion Site performs an important role in safeguarding from encroachment

### 4. Preserve the setting and special character of historic towns

Site within/adjacent to	conservation area/listed building/historical features?	No
Can development pres	erve this character?	
Character Conclusion	Significant effect on the setting and special character of	of historic features

### 3059 Land between Gelderd and M621 Wortley

# Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

The majority of the site is part of a cemetery. Redevelopment for residential use here would represent an island site, not related to existing residential development. Highways concerns re cumulative impact on A62.

SHLAA conclusions							
Availability: Unknowr	า	Suitability:	LDF to dete	ermine	Achievability:	Longterm (11+yrs)	
Cummany of infras							
Summary of infras		comments					
LCC Highways Comm		1					Donk (1 E)
Public transport accessi							Rank (1-5)
The site is within 800m would be required	of Cottingley Rail stati	on but the route	is poor. Oth	ner standards are not m	et. New footwa	ys on the A62	2
Access comments	ont a right turn land						
Space exists to impleme	ent a right turn lane						4
Local network commen							
Cumulative impact issue	es with other developn	nent on A62					3
Mitigation measures							Total score
New footway along site	frontage. Work at A6	2/A6120 junction	likely to req	uire 3rd party land			9
Highways site support		]					
no		-					
Contingent on other site	es						
Contingent on other site	es						
Highways Agency							
Impact No material in	nnact Net	work Status	No objection	<u> </u>			
Potential for cumulative					sess as part of D	ewsbury Road cluste	er.
Network Rail							
Yorkshire Water							
Treatment Works	Knostrop						
Knostrop High and Low level. Development tha ensure the necessary ir 2020. Phasing is one m represent a 10% or gre developer wants to brid	t will connect to the punifrastructure and capac method used to ensure seater increase in popula	ablic sewer syster city can be provid sites are brought ation served by th	n needs to b ed to serve t forward in li ne works sho	e co-ordinated with Yo the site. The forthcomi ne with YW's investme uld take into account a	rkshire Water's A ng AMP(6) will ru nt. It is particula vailable sewerag	sset Management Pl un from April 2015 to ly important that sit e and WwTW capaci	ans (AMP) to o March es which ty. If a

### **Environment Agency**

Constraints

FZ1 over 1 ha. See comments in main text of our response.

contributions. The amount would be determined by a developer funded feasibility study.

### 3059 Land between Gelderd and M621 Wortley

LCC	
Ecology support	Supported with mitigation
Supported with mitigate buffer from the beck	ation to protect and enhance the wildlife corridor function of the beck along the southern boundary - by leaving a 20 metre and retaining the areas of scrub and trees between the beck and the motorway.
Ecology boundary	
Education comments	
Flood Risk	
	Farnley Wood Beck runs adjacent to part of site. Large combined public sewer runs through part of the site. Known flooding nment - downstream of site.
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
Other	
English Heritage	
Natural England	
Planning History	Applications since 1/1/2009, covering more than 50% of the site
App Number	Proposal Decision % of site

## Spatial relationships

<b>UDP Designations</b>		
N32 Greenbelt	94.23	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy	
Main Urhan Area	0.00

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>V</b>	

Regeneration	Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

### 3059 Land between Gelderd and M621 Wortley

## Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Cottingley
Nearest train station distance (m)	627.46
Nearest bus stop	8042
Nearest bus stop distance (m)	119.39
Agricultural classification	Grade 3
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	<b>✓</b>
Overlaps SFRA Flood Zone	<b>✓</b>
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<b>✓</b>
Overlaps Minerals Safeguard	ed
Overlaps Minerals Safeguarded 100	)m

### 3059 Land between Gelderd and M621 Wortley

### Conclusions

Issues and Options Summary

Green Belt site. The majority of the site is part of a cemetery. Redevelopment for residential use here would represent an island site, not related to existing residential development. Highways concerns re cumulative impact on A62.

Site affects others?

Sustainability summary

Minor negative - access to schools, health and leisure, community participation, part greenfield and brownfield site, ecology mitigation, greenhouse emissions, transport network, accessibility and pollution. Minor positive - access to greenspace and flood

Summary of reps

All comments are against development and agree with RED allocation

MFTRO:

Consideration needs to be given to if this site would be able to meet the LDF public transport accessibility requirements should housing be brought forward. We agree that these sites would not be suitable for housing development.

Comments on phasing

**DPP Allocation** 

Not proposed as housing allocation

**DPP Allocation Conclusion** 

Green Belt site. The majority of the site is part of a cemetery. Redevelopment for residential use here would represent an island site, not related to existing residential development. Highways concerns re cumulative impact on A62.

### 3060A Gelderd Road/M621, Gildersome

Site	Details	

Easting	425413	Northing	428992	Site area ha	7.7	SP7	Smaller Settlement Extension
HMCA	Outer South	n West			Ward	rd Morley North	

#### **Site Characteristics**

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Hotels, boarding and guest houses

Agriculture

Dwellings

Manufacturing and Wholesale

Other land uses - None

Topography		Landscape	Significant Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Green Belt site. Current agricultural open use, the site is separated by Woodlands Hall that is located in between the two separate fields. Roads border the site along the west and north sides. To the south and west is a dense line of trees

### **Greenbelt Assessment**

### 1. Check the unresticted sprawl of large built up areas

Would development lead to/cons	titue ribbon development?	No
Would development result in an i	solated development?	No
Is the site well connected to the	built up area?	Yes
Would development round off the	e settlement?	No
Is there a good existing barrier b and the undeveloped land?	etween the existing urban area	Yes
Unrestricted Sprawl Conclusion	Low potential to lead to unrestric	ted sprawl

### 2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?		Yes
Do features provide boun	daries to contain the development?	No
Coalescence Conclusion	Coalescence/merging settlements	

### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	Yes
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas (SSSIs	No
Areas of protected/unprotected woodland/trees/hedgerows?	Yes
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	No
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	No

Encroachment Conclusion | Site performs an important role in safeguarding from encroachment

### 4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?			Yes	
	Can development pres	erve this character?	Yes	
Character Conclusion   Marginal effect on the setting & special character, could be mitigated against through appropriate detailed design				

### 3060A Gelderd Road/M621, Gildersome

# Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Site would result in the merging of settlement as this is the last field between Gildersome and Morley. There is a strong barrier (trees / M621) beyond this but all open land would be lost. Development may also have an impact on Woodlands Hall which is set in between the site.

SHLAA conclusions				
Availability: Unknow	n 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 Agenc	у			
Constraints				
LCC				
Ecology support				
Ecology boundary				
Education comments				
Flood Risk				
Utilities				
Gas				
Electric				
Fire and Rescue				
Telecoms				
Other				
English Heritage				
Natural England				

3060A	Gelderd Road/M621, Gildersome							
riaililliy mis	tory Applications since 1/1/2008, covering more than 50% or the site							
App Number	Proposal	Decision	% of site					

#### Spatial relationships

<b>UDP Designations</b>		
N32 Greenbelt	99.96	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		

## **Core Strategy**

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	1.00	
Overlaps Urban Extension	<b>~</b>	

#### **Regeneration Areas**

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

### Other Spatial Relationship

Sch. Ancient Mon.

LCC ownership	0.01	
Nearest train station		Morley
Nearest train station distance (	1786.86	
Nearest bus s	13517	
Nearest bus stop distance (m)		168.85

#### Agricultural classification Grade 3

0.00

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	<b>✓</b>
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	<b>✓</b>
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	$\Box$
Overlaps HSE Gas Pipeline	$\overline{\Box}$
Overlaps Pot. Contamination	<b>V</b>
	, – ,
Overlane Minerale Safeguarded	

Overlaps Minerals Safeguar	ded
Overlans Minerals Safeguarded 10	Ŋm

#### 3060A Gelderd Road/M621, Gildersome

Conclusions	
Issues and Options Summary	
also impact on Woodlands Hall. TP0	ould close the gap between Morley and Gildersome, this is the last open field between the settlements. May Os around the site that development would need to consider impact. Capacity based on lower field only top field not included as indictaed for green space - impact of this would need to be considered at design
Site affects others?	
Sustainability summary	
Summary of reps	
Comments on phasing	
DPP Allocation	
Preferred housing allocation	
DPP Allocation Conclusion	
Green Belt Site. Reduced site size re	etains the separation between Gildersome and Driglington and links with existing settlement.

#### 3060B Gelderd Road/M621, Gildersome

Site Details							
Easting	425830	Northing	429690	Site area ha	114.6	SP7	Main Urban Area Extension
HMCA Outer South West			Ward	Morley N	lorth		

#### **Site Characteristics**

Site type Mixed

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	

Description

#### **Greenbelt Assessment**

#### 1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?				
Would development result in an i				
Is the site well connected to the built up area?				
Would development round off the settlement?				
Is there a good existing barrier between the existing urban area and the undeveloped land?				
Unrestricted Sprawl Conclusion				

#### 2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?				
Do features provide bound				
Coalescence Conclusion				

#### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area		
Does the site provide access to the countryside		
Does the site include local/national nature conservation areas (SSSIs		
Areas of protected/unprotected woodland/trees/hedgerows?		
Site includes Grade 1, Grad		
Does the site contain buildings		
Are these buildings used for agricultural purposes?		
Encroachment Conclusion		

Encroachment Conclusion

#### 4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?		
Can development pres	erve this character?	
Character Conclusion		

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

3060B Ge	lderd Road/M621, Gild	ersome			
SHLAA conclusion	ons				
Availability: Un	known	Suitability:	LDF to determine	Ach	ievability: Longterm (11+yrs)
Summary of in	nfrastructure provider o	comments			
Highwaya Agam					
Highways Agen Impact		ork Status			
Network Rail					
Yorkshire Wate	r				
Treatment Works					
Environment Ag Constraints	gency				
LCC					
Ecology support					
Ecology boundary					
Education comme	ate				
Education comme	IIS				
Flood Risk					
	'				
Utilities					
Gas					
Electric					
Fire and Rescue					
riie and Rescue					
Telecoms					
	'				
Other					
English Heritage					
Natural England					
Planning History	y Applications since 1/1/200	9, covering mor	re than 50% of the site		
App Number	Proposal			Decision	% of site

#### 3060B Gelderd Road/M621, Gildersome

#### Spatial relationships

UDP Designations		
N32 Greenbelt	97.40	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Main Urban Area	0.00	% overlap
Major Settlement	1.00	·
Minor Settlement	1.00	
Overlaps Urban Extension	<b>V</b>	

% overlap

Inner South RA	0.00
LB Corridor RA	0.00
EASEL RA	0.00
Aire Valley RA	0.00
West Leeds Gateway	0.00

# Other Spatial Relationship

LCC ownership %		0.42
Nearest train station		Cottingley
Nearest train station distance (m)		1592.42
Nearest bus stop		6630
Nearest bus stop distance (m)		175.20
Agricultural classification		Grade 3
Overlaps SSSI		
Overlaps SEGI		
Overlaps LNA		

	0.0aps 666.
	Overlaps SEGI
<b>✓</b>	Overlaps LNA
	Overlaps LNR
	Overlaps Conservation Area
<b>✓</b>	Overlaps Listed Building
<b>✓</b>	Overlaps Strat. Employment buffer
<b>✓</b>	Overlaps Public Right of Way
<b>✓</b>	Overlaps SFRA Flood Zone
<b>✓</b>	Overlaps EA Flood Zone
	Overlaps HSE Major Hazard
	Overlaps HSE Gas Pipeline
<b>✓</b>	Overlaps Pot. Contamination
<b>~</b>	Overlaps Minerals Safeguarded
<b>✓</b>	Overlaps Minerals Safeguarded 100m

Overlaps Minerals Safeguarded
Overlaps Minerals Safeguarded 100m

#### 3060B Gelderd Road/M621, Gildersome

Conclusions	
Issues and Options Summary	
See assessment for 3060.	
Site affects others?	
Sustainability summary	
Summary of reps	
Comments on phasing	
DPP Allocation	
Not proposed as housing allocation	
DPP Allocation Conclusion	
	n into Green Belt. Development would significantly reduce the Green Belt gap between Preventing coalescence of settlements is one of the purposes of Green belt. Highways concerns of 120 junction.

Site Details								
Easting	425095	Northing	429375	Site area ha	2	2.4	SP7	Smaller Settlement Extension
HMCA	HMCA Outer South West Ward Morley North			th				
Site Characteristics								

# Site Characteristics Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Other land uses

Equestrian

Topography	Sloping	Landscape	Limited Tree Cover
Boundaries	Poorly defined	Road front	No

Description

#### **Greenbelt Assessment**

#### 1. Check the unresticted sprawl of large built up areas

	gp	
Would development lead to/const	No	
Would development result in an is	Yes	
Is the site well connected to the b	Is the site well connected to the built up area?	
Would development round off the settlement?		No
Is there a good existing barrier be and the undeveloped land?	etween the existing urban area	No
Unrestricted Sprawl Conclusion	High potential to lead to unrestric	ted sprawl

#### 2. Prevent neighbouring towns from merging

Would development lead	to physical connection of settlements?	No	
Do features provide bound	daries to contain the development?	No	
Coalescence Conclusion	No merging but there is no defensible bou		

#### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas (SSSIs	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	Yes
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	No

Encroachment Conclusion Site does not perform an important role in safeguarding from encroachment

#### 4. Preserve the setting and special character of historic towns

Site within/adjacent to	No	
Can development pres	erve this character?	
Character Conclusion	No effect on the setting and special character of histor	ic features

# Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Development would not be well related to the existing settlement form and could set a precedent for further sprawl.

SHLAA conclusions					
Availability: Unknow	vn	Suitability:	LDF to determine	Achievability: Long	term (11+yrs)
Summary of infra	astructure provider	comments			
LCC Highways Com	ments				
Public transport access	sibility comments				Rank (1-5)
Meets Core Strategy s	tandards except seconda	ry school			4
Access comments					
Access via Hawthorn (	Close not acceptable - toc	narrow and lo	ng, no footways and iss	ues at junction with Branch End	1
Local network comme					
Issues of increased m	ovements at junction witl	n branch End an	d cumulative impacts		2
Mitigation measures					Total score
					7
Highways site support					
no					
Contingent on other si	ites				
Contingent on other si	ites				
	1				
Highways Agency					
Impact No material i		ork Status	No objection		/011
Potential for cumulative	ve impact in combination	with other sites	i. It site still included at	next sift assess as part of Morley/	Gildersome cluster.
Network Rail					
Yorkshire Water					
Treatment Works	Knostrop				

Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide

#### **Environment Agency**

Constraints

FZ1 over 1 ha. See comments in main text of our response.

contributions. The amount would be determined by a developer funded feasibility study.

LCC			
Ecology support	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 Desi	ignations
----------	-----------

ODI Designations		
N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	
'		

# **Core Strategy**

Main Urban Area	0.00
Major Settlement	0.00
Minor Settlement	1.00
Overlaps Urban Extension	<b>~</b>

% overlap

#### **Regeneration Areas**

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

# Other Spatial Relationship

LCC ownership %	0.00
No const tonin station	Manlau
Nearest train station	Morley
Nearest train station distance (m)	2259.61
Nearest bus stop	4326
Nearest bus stop distance (m)	327.02
Agricultural classification	Grade 3
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	✓
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<u> </u>
Overlaps Minerals Safeguard	ed
Overlaps Minerals Safeguarded 100	)m

#### 3061 Cricket Hill Brow, Gelderd Road, Gildersome

#### Conclusions

Issues and Options Summary

Green Belt site. Development would not be well related to the existing settlement form and could set a precedent for further sprawl. Unacceptable site access.

Site affects others?

Sustainability summary

Significant negative - greenfield site. Minor negative - transport network. Minor positive - access to schools and health, greenhouse emissions, flood risk and accessibility.

Summary of reps

All comments are against development.

METRO: From a public transport perspective, these sites (in principle) would be acceptable for housing development. For the larger sites, site specific mitigation would be required but it is unlikely that substantial bus service provision would be required at these sites (based on the current public transport network).

Comments on phasing

**DPP Allocation** 

Not proposed as housing allocation

**DPP Allocation Conclusion** 

Green Belt site. Development would not be well related to the existing settlement form and could set a precedent for further sprawl. Unacceptable site access.

#### 3062 Harthill Rise, Gildersome

Site Details							
Easting	424810	Northing	429486	Site area ha	0.9	SP7	Smaller Settlement Extension
HMCA Outer South West Ward Morley North					th		

#### **Site Characteristics**

Site type Greenfield

On-site land uses

Agriculture

Dwellings

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

Topography	Sloping	Landscape	Limited Tree Cover
Boundaries	Poorly defined	Road front	No

Description

#### **Greenbelt Assessment**

#### 1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon de	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 ex and the undeveloped land?	isting urban area	No
Unrestricted Sprawl Conclusion High potential to lead to unrestrict		ted sprawl

#### 2. Prevent neighbouring towns from merging

Would development lead	No
Do features provide boun	No
Coalescence Conclusion	undary

#### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas (SSSIs	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	Yes
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	No

Encroachment Conclusion Site does not perform an important role in safeguarding from encroachment

#### 4. Preserve the setting and special character of historic towns

Site within/adjacent to	conservation area/listed building/historical features?	No			
Can development pres	erve this character?				
Character Conclusion	aracter Conclusion No effect on the setting and special character of historic features				

#### 3062 Harthill Rise, Gildersome

# Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

The site is not well related to the existing built up area and is in an elevated position. No existing defensible boundaries and development could set a precedent for further unrestricted sprawl.

SHLAA	conclusions					
Availal	<b>bility</b> : Unknow	vn	Suitability:	LDF to determine	Achievability:	Longterm (11+yrs)
Summ	nary of infra	structure prov	ider comments			
LCC Hi	ghways Comi	ments				
Public t	ransport access	sibility comments				Rank (1-5
Meets C	Core Strategy st	andards except sec	ondary school			4
Access	comments					
	ely landlocked					1
	etwork commer					
Potentia	al cumulative in	npact with adjacent	sites			4
Mitigati	on measures					Total scor
3						9
Highwa	ys site support					
no	<u>, , , , , , , , , , , , , , , , , , , </u>					
Conting	ent on other si	tes				
Conting	ent on other si	tes				
Highw	ays Agency					
Impact	No material i	mpact	Network Status	No objection		
n/a Netwo	ork Rail					
Yorksh	nire Water					
	ent Works	Knostrop				
level. D ensure 2020. F represe develop	evelopment that the necessary in Phasing is one resent a 10% or groper wants to bri	at will connect to the infrastructure and connect to ensign the ensign of the ensign of the end of	ne public sewer system apacity can be provicure sites are brought opulation served by the	m needs to be co-o ded to serve the site forward in line wit he works should tal oleted any planned i	rdinated with Yorkshire Water's A e. The forthcoming AMP(6) will ri h YW's investment. It is particula se into account available sewerag mprovements it may be possible	rly important that sites which le and WwTW capacity. If a
Enviro	nment Agend	;у				
Constra						
FZ1 und	der 1 ha. See o	comments in main t	ext of our response.			

#### 3062 Harthill Rise, Gildersome

LCC			
Ecology support	Supported		
Supported			
Facility is become down.	7		
Ecology boundary			
Education comments			
Flood Risk			
Flood Zone 1			
TIOOU ZOTIC T			
Utilities			
Gas			
	1		
Electric			
Fire and Rescue			
T-1			
Telecoms			
Other			
English Heritage			
Natural England			
Planning History	Applications since 1/1/2009, covering more than 50% of the site		
App Number	Proposal	Decision	% of site

#### Spatial relationships

## **UDP Designations**

ODI Designations		
N32 Greenbelt	99.81	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	
'		

## **Core Strategy**

Main Urban Area	0.00
Major Settlement	0.00
Minor Settlement	1.00
Overlaps Urban Extension	<b>~</b>

% overlap

## **Regeneration Areas**

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

#### 3062 Harthill Rise, Gildersome

# Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Morley
Nearest train station distance (m)	2558.90
Nearest bus stop	13226
Nearest bus stop distance (m)	388.18
Agricultural classification	Grade 3
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	Ē
Overlaps HSE Gas Pipeline	$\Box$
Overlaps Pot. Contamination	
Overlaps Minerals Safeguard	ed
Overlaps Minerals Safeguarded 100	m

#### 3062 Harthill Rise, Gildersome

#### Conclusions

Issues and Options Summary

Green Belt site. The site is not well related to the existing built up area and is in an elevated position. No existing defensible boundaries and development could set a precedent for further unrestricted sprawl. No access to site.

Site affects others?

Sustainability summary

Significant negative - greenfield site. Minor positive - access to leisure, greenhouse emissions, flood risk and accessibility.

Summary of reps

Comments support RED designation of the site, however METRO outlined that development is aceptable on the site in principle.

Comments on phasing

**DPP Allocation** 

Not proposed as housing allocation

**DPP Allocation Conclusion** 

Green Belt site. The site is not well related to the existing built up area and is in an elevated position. No existing defensible boundaries and development could set a precedent for further unrestricted sprawl. No access to site.

Site Deta	ails						
Easting	424625	Northing	429513	Site area ha	3.8	SP7	Smaller Settlement Extension
HMCA Outer South West			Ward	Morley Nor	th		

#### **Site Characteristics**

Site type Greenfield

On-site land uses

Agriculture

Dwellings

Agriculture

Neighbouring land uses

Dwellings

Other land uses - None

Topography	Sloping	Landscape	Limited Tree Cover
Boundaries	Poorly defined	Road front	Yes

Description

#### **Greenbelt Assessment**

#### 1. Check the unresticted sprawl of large built up areas

Would development lead to/cons	No	
Would development result in an	No	
Is the site well connected to the	built up area?	Yes
Would development round off the settlement?		No
Is there a good existing barrier between the existing urban area and the undeveloped land?		No
Unrestricted Sprawl Conclusion High potential to lead to unrestri		cted sprawl

#### 2. Prevent neighbouring towns from merging

Would development lead	No
Do features provide boun	No
Coalescence Conclusion	undary

#### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	Yes
Does the site include local/national nature conservation areas (SSSIs	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	Yes
Does the site contain buildings	Yes
Are these buildings used for agricultural purposes?	Yes

Encroachment Conclusion Site does not perform an important role in safeguarding from encroachment

#### 4. Preserve the setting and special character of historic towns

Site within/adjacent to	conservation area/listed building/historical features?	No	
Can development pres	erve this character?		
Character Conclusion No effect on the setting and special character of historic features			

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

No existing defensible boundaries and development could set a precedent for further unrestricted sprawl.

SHLAA conclusions						
Availability: Unkno	wn	Suitability:	LDF to determine	Achievability:	Longterm (11+yrs)	
Summary of infr	astructure provider	comments				
LCC Highways Com	nments					
Public transport acces	ssibility comments					Rank (1-5)
Meets Core Strategy s	standards except seconda	ıry school				4
Access comments						
Very poor access opti	ions - no way to access h	ousing developm	nent			1
Local network comme						
Potential cumulative i	mpact with adjacent sites	6				4
Mitigation measures						Total score
						9
Highways site suppor	t					
no						
Contingent on other s	sites					
Contingent on other s	sites					
J						
Highways Agency						
Impact No material		vork Status	No objection			
Potential for cumulat	ive impact in combination	with other sites	. If site still included	at next sift assess as part of N	Morley/Gildersome clu	ıster.
Network Rail						
Yorkshire Water						
Treatment Works	Knostrop					

Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide

#### **Environment Agency**

Constraints

FZ1 over 1 ha. See comments in main text of our response.

contributions. The amount would be determined by a developer funded feasibility study.

LCC			
Ecology support	Supported		
Supported			
Ecology boundary			
Education comments			
Flood Risk			
Largely Flood Zone 1. located in this part of	There is potential for flooding from the watercourse in the NW the site.	pocket of the site	. Also, there is a culvert and public sewers
Utilities			
Gas			
Electric			
Fire and Rescue			
Telecoms			
Other			J
English Heritage			
Natural England			
Planning History	Applications since 1/1/2009, covering more than 50% of the site		
App Number	Proposal	Decision	% of site

#### Spatial relationships

<b>UDP Designations</b>		
N32 Greenbelt	99.22	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

# Core Strategy

		i e
Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	1.00	
Overlaps Urban Extension	<b>✓</b>	

% overlap

# **Regeneration Areas**

Inner South RA	0.00
LB Corridor RA	0.00
EASEL RA	0.00
Aire Valley RA	0.00
West Leeds Gateway	0.00

# Other Spatial Relationship

LCC ownership %	5.32
Nearest train station	Morley
Nearest train station distance (m)	2729.94
Nearest bus stop	386
Nearest bus stop distance (m)	339.70
Agricultural classification	Grade 3
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	✓
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<b>✓</b>
Overlaps Minerals Safeguard	ed
Overlaps Minerals Safeguarded 100	)m

#### 3063 Land north of Harthill Lane, Gildersome

#### Conclusions

**Issues and Options Summary** 

Green Belt site. No existing defensible boundaries and development could set a precedent for further unrestricted sprawl. No access to site.

Site affects others?

Sustainability summary

Significant negative - greenfield site. Minor positive - access to health, greenhouse emissions, flood risk and accessibility.

Summary of reps

Comments support RED designation of the site.

METRO outlined that development is aceptable on the site in principle.

Comments on phasing

**DPP Allocation** 

Not proposed as housing allocation

**DPP Allocation Conclusion** 

Green Belt site. No existing defensible boundaries and development could set a precedent for further unrestricted sprawl. No access to site.

Site Details							
Easting	423979	Northing	428697	Site area ha	16.3	SP7	Smaller Settlement Extension
HMCA	A Outer South West			Ward	Morley Nor	ih	

#### **Site Characteristics**

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Outdoor sport facility

Dwellings

Education

Other land uses

Neighbouring - Education

Topography	Undulating	Landscape	Limited Tree Cover
Boundaries	Poorly defined	Road front	No

Description

#### **Greenbelt Assessment**

#### 1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon d	evelopment?	No
Would development result in an isolated development	opment?	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 example and the undeveloped land?	xisting urban area	No
Unrestricted Sprawl Conclusion Low potenti	al to lead to unrestrict	ed sprawl

#### 2. Prevent neighbouring towns from merging

Would development lead	No
Do features provide boun	No
Coalescence Conclusion	undary

#### 3. Assist in safeguarding the countryside from encroahment

No
Yes
No
No
Yes
No
No

**Encroachment Conclusion** 

#### 4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	No
Can development preserve this character?	

Character Conclusion

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Whilst release of the site would be of significant scale, development could effectively 'round off' the settlement, especially if combined with site 3000.

SHLAA conclusions						
Availability: Unknown	Sui	tability: L	DF to determine	Achievability:	Longterm (11+yrs)	
Summary of infrastru	ıcture provider comi	ments				
LCC Highways Commen	ts					
Public transport accessibilit	y comments					Rank (1-5)
Meets Core Strategy standa	ords with exception of loca	l services				4
Access comments						
The site appears to have no school site if this is to be re						2
Local network comments						
A site of this size is likely to	o require mitigation at nea	by junctions	s and particularly at ju	nction 27 of the M62 and o	n the A62	3
Mitigation measures						Total score
mitigation works likely to b	e required to improve high	way capacit	ty			9
Highways site support						
Contingent on other sites						
sites 3000 and 3004 might	give an access option but	a second ac	cess would be rqeuired	i		
Contingent on other sites						
sites 3000 and 3004 might	give an access option but	a second ac	cess would be rqeuired	i		

#### **Highways Agency**

Impact	Major impact	Network Status	Likely to require significant physical mitigation	
Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of Morley/Gildersome cluster.				

#### **Network Rail**

#### Yorkshire Water

Treatment Works Knostrop

Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

#### **Environment Agency**

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$\sim$	nstra	inte
$ \cup$	บอนอ	เมาเอ

FZ1 over 1 ha. See comments in main text of our response.

LCC	
Ecology support	Supported
Supported	
Ecology boundary	
Education comments	
1200A+3378+3064+3	3000+1332+2124+3003+333+1077+1344 = 1376 houses generates 344 primary and 138 secondary children. 1-1.5FE ed.
Flood Risk	
Flood zone 1. YW pub	lic (combined) sewer crosses part of the site.
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
Other	
English Heritage	
Natural England	
Planning History	Applications since 1/1/2009, covering more than 50% of the site
App Number	Proposal Decision % of site

#### Spatial relationships

<b>UDP Designations</b>		
N32 Greenbelt	99.54	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.06	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

# Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	1.00	
Overlaps Urban Extension	<b>✓</b>	

% overlap

# **Regeneration Areas**

Inner South RA	0.00
LB Corridor RA	0.00
EASEL RA	0.00
Aire Valley RA	0.00
West Leeds Gateway	0.00

# Other Spatial Relationship

<u> </u>	
LCC ownership %	0.01
Nearest train station	Morley
Nearest train station distance (m)	3043.08
Nearest bus stop	7820
Nearest bus stop distance (m)	266.66
Agricultural classification (	Grade 3
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	$\overline{\Box}$
Overlaps Pot. Contamination	<b>□</b>
Overlaps Minerals Safeguarde	d
Overlaps Minerals Safeguarded 100r	n 🗌

#### Conclusions

Issues and Options Summary

Green Belt site. Whilst release of the site would be of significant scale, development could effectively 'round off' the settlement, especially if combined with site 3000. A comprehensive development along with site 3000 could be considered. Highways concerns re access. The site area includes part of the Birchfield Primary School. The site boundary needs amending to exclude the school site.

Site affects others?

Sustainability summary

Significant negative - greenfield site. Minor negative - access to lesire, community cohesion (out of scale with settlement), and pollution. Minor positive - access to health, greenhouse emissions, flood risk and accessibility.

Summary of reps

Majority of comments against development on site 3064 as it is a greenebelt area with no defensible boundary.

ANTI-DEVELOPMENT

No defensible boundary which would encourage urban sprawl.

Greenbelt site.

Local infrastructure cannot cope with the scale of development.

Site is currently in in use by the community which improves the quality of life in the area.

Site is a natural valley and widlife habitat.

Site currently in agricultural use.

There site is not easily accessible, traffic regular queues from the traffic lights at the main road intersections (M62, M621 and A650) well past East View, cars parked at Beechfield School.

METRO: We are be minded to recommend that these site were not prioritised for housing until other more accessible site have been considered. Sites which fall marginally outside the 400m catchments and have high bus frequencies or are small low capacity sites are less of concern but are flagged up nonetheless.

#### PRO-DEVELOPMENT

The site owners and the representative agents encourage development of the site as they outline that access problems can be addressed and that the site can provide an area for sustainable development in the greenbelt:

The Site is well related to the existing built-up area of Gildersome and is in a location that provides easy access to key local services including shops, banks and schools; many

within Gildersome itself and others in nearby Morley.

The Site is also located in an area with a good public transport service with a bus stop around 250m from the site with services to Leeds City Centre, Huddersfield, Morley, Dewsbury and Birstall (routes 209 and 219). To explore site access in more detail we instructed PAH Highway Consultants Ltd to analyse the Site and to assess its potential for providing a safe and acceptable access. Their assessment is appended to this letter as Annex 1 and concludes that a safe and adequate access arrangement can be achieved off Bradford Road to serve residential accommodation and in doing so addresses Paragraph 34 of the NPPF.

A safe and adequate access arrangement can be achieved off Bradford Road to serve residential accommodation.

It appears to be generally accepted that to achieve the numbers of houses that the targets require, it will be inevitable that sites will be required that are located within the Green Belt. The site is enclosed siting with strong physical boundaries that would prevent further sprawl into the Green Belt.sustainable, accessible site that fulfils best the Green Belt criteria for such sites. It is readily available and whilst obviously within the Green Belt, and therefore not as desirable as brownfield sites in terms of order of delivery, it should still be given a short term delivery phasing due to its availability and its standing as one of the very best Green Belt sites available.

Comments on phasing

**DPP Allocation** 

Preferred housing allocation

**DPP Allocation Conclusion** 

Green Belt site. Whilst release of the site would be of significant scale, development could effectively 'round off' the settlement, especially if combined with site 3000. A comprehensive development along with site 3000 could be considered.

#### 3068 Valley Road, Morley

Site Deta	ails						
Easting	427577	Northing	428603	Site area ha	2.2	SP7	Major Settlement Extension
HMCA	Outer South	n West			Ward	Morley Nor	th

#### **Site Characteristics**

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Transport tracks and ways

Other land uses - None

Topography	Sloping	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	No

Description

#### **Greenbelt Assessment**

#### 1. Check the unresticted sprawl of large built up areas

Would development lead to/cons	titue ribbon development?	No
Would development result in an 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 unrestri		cted sprawl

#### 2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?		No
Do features provide boundaries to contain the development?		No
Coalescence Conclusion No merging but there is no defensible bo		undary

#### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	Yes
Does the site provide access to the countryside	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

	<b>.</b>	
Site within/adjacent to	conservation area/listed building/historical features?	No
Can development pres	erve this character?	
Character Conclusion	No effect on the setting and special character of histor	ic features

# Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

 $Small\ site\ that\ is\ isolated\ from\ urban\ area.\ Contained\ to\ south\ by\ railway\ but\ potential\ for\ further\ sprawl\ to\ the\ north.\ Relates\ poorly\ to\ settlement.$ 

Supported

Ecology support
Supported

Outer South West				
3068 Valley Road, Morley				
SHLAA conclusions				
Availability: Unknown	Suitability:	LDF to determine	Achievability: Longterm (11+yrs)	
Summary of infrastructure provider	comments			
LCC Highways Comments				
Public transport accessibility comments				Rank (1-5)
All of the site within the core strategy standard	ds for public trans	sport and primary educat	tion, not health or secondary education	3
Access comments	de la companya de la force de	Delevitible and evitable	) Della and the 1000 for a constant to	
Landlocked - site has no access to adopted hig much development off single access	nway (track from	n Daisy Hill is not suitable	e). Relies on site 1282 for access but too	2
Local network comments				
Cumulative impact				3
Mitigation measures				Total score
				8
Highways site support				
Highways site support No				
Contingent on other sites				
Contingent on other sites				
Highways Agency				
·		No objection	- A Maria (Cildana	
Potential for cumulative impact in combination	n with other sites.	. If site still included at i	next sift assess as part of Morley/Gildersome cl	uster.
Network Rail				
Footbridge to replace nearby LC; Morley Statio	on Improvements	(including disabled acce	ess) General asset protection issues	
Yorkshire Water				
Treatment Works Knostrop				
			pacity for significant development at Knostrop I ed with Yorkshire Water's Asset Management Pl	
ensure the necessary infrastructure and capaci	ity can be provide	ed to serve the site. The	e forthcoming AMP(6) will run from April 2015 to	o March
			s investment. It is particularly important that sit account available sewerage and WwTW capaci	
developer wants to bring a site forward before	YW have comple	eted any planned improv	rements it may be possible for the developer to	
contributions. The amount would be determin	ned by a develope	er tunded feasibility study	у.	
<b>Environment Agency</b>				
Constraints				
FZ1 over 1 ha. See comments in main text of	our response.			

# Ecology boundary Education comments Flood Risk Part Flood Zone 1. A large part of site shown to be at risk of flooding from watercourse, which runs along Southern boundary and adjacent to the railway line. Watercourse goes into culvert NE of the site. Utilities Gas Electric Fire and Rescue Other English Heritage

Planning History	Applications since 1/1/2009, covering more than 50% of the site		
App Number	Proposal	Decision	% of site
11/00022/COND	Consent, agreement or approval required by condition 13 of Planning Application 08/06433/FU	Α	91

#### Spatial relationships

<b>UDP Designations</b>		
N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>✓</b>	

Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

#### Other Spatial Relationship

#### 3068 Valley Road, Morley

LCC ownership	% 0.00
	'
Nearest train station	Morley
Nearest train station distance (	m) 788.44
Nearest bus st	op 220
Nearest bus stop distance (	m) 578.52
Agricultural classificati	on Grade 3a
Overlaps SS	
Overlaps SE	GI
Overlaps L	NA
Overlaps L	VR
Overlaps Conservation Ar	
Overlaps Listed Buildi	na 🗆
Overlaps Strat. Employment buf	for
	lei
Overlaps Public Right of W	ау
Overlaps SFRA Flood Zo	ne
Overlaps EA Flood Zo	ne
Overlaps HSE Major Haza	ard
Overlaps HSE Gas Pipeli	ne
Overlaps Pot. Contaminati	
Occasion - Missouri - Cofee	
Overlaps Minerals Safegu	
Overlaps Minerals Safeguarded	100m

#### 3068 Valley Road, Morley

#### Conclusions

Issues and Options Summary

Green Belt site. The site is isolated with no road access, and totally unrelated to the existing urban area. The land falls away towards the railway. Development of this site in isolation would result in an island of development surrounded by Green Belt, within the gap between the settlements of Morley and Middleton.

Site affects others?

Site would need to be accessed from a combination of 1283, 1282, 2164, and 1220

Sustainability summary

Significant negative - greenfield site. Minor negative - access to health and community cohesion (out of scale with settlement). Minor positive - flood risk.

Summary of reps

Majority of comments agree with Red allocation of the site.

METRO: Consideration needs to be given to if this site would be able to meet the LDF public transport accessibility requirements should housing be brought forward. We agree that these sites would not be suitable for housing development.

One comment out of four from Persimmon Homes argues that the site should be green, despite its location in the greenbelt, it is an immediately available site which is well contained and will not encourage urban sprawl as urban sprawl in Morley will be maintained by the railway line to the east. This is a defensible boundary and will, therefore, maintain separation between Morley and Middleton.

Comments on phasing

**DPP Allocation** 

Not proposed as housing allocation

#### **DPP Allocation Conclusion**

Green Belt site. The site is isolated with no road access, and totally unrelated to the existing urban area. The land falls away towards the railway. Development of this site in isolation would result in an island of development surrounded by Green Belt, within the gap between the settlements of Morley and Middleton.

#### 3069 Wide Lane/Dewsbury Road, Morley

Site	Det	ails
$\sigma$		uiis

Easting	428424	Northing	427654	Site area ha	4.7	SP7	Major Settlement Extension
HMCA	Outer South	n West			Ward	Morley South	

#### **Site Characteristics**

Site type Greenfield

On-site land uses

Agriculture

Post and Telecom

Dwellings

Neighbouring land uses

Agriculture

Transport tracks and ways

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description

Pylon and cable runs through the site.

#### **Greenbelt Assessment**

#### 1. Check the unresticted sprawl of large built up areas

Would development lead to/cons	titue ribbon development?	No
Would development result in an isolated development?		Yes
Is the site well connected to the built up area?		No
Would development round off the settlement?		No
Is there a good existing barrier between the existing urban area and the undeveloped land?		No
Unrestricted Sprawl Conclusion Low potential to lead to unrestric		ted sprawl

#### 2. Prevent neighbouring towns from merging

Would development lead	to physical connection of settlements?	Yes	
Do features provide boundaries to contain the development?		No	
Coalescence Conclusion	JSion No merging but would significantly reduce the green belt gar		

#### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	Yes
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas (SSSIs	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	Yes
Does the site contain buildings	Yes
Are these buildings used for agricultural purposes?	Yes

Encroachment Conclusion Site does not perform an important role in safeguarding from encroachment

#### 4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?		No		
Can development pres	erve this character?			
Character Conclusion No effect on the setting and special character of historic features				

#### Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Network Status

Isolated site set away from urban area. Contained to the east by motorway, however, development up to this point would reduce the separation between Morley and Middleton.

# **SHLAA** conclusions Availability: Unknown Suitability: LDF to determine Achievability: Longterm (11+yrs) Summary of infrastructure provider comments LCC Highways Comments Rank (1-5) Public transport accessibility comments Meets Core Strategy standards with exception of health and local services 4 Access comments Access from Wide Lane would require widening into site and the loss of all trees on boundary 4 Local network comments Site may require some off-site mitigation works 4 Total score Mitigation measures Could provide access to adjacent sites 12 Highways site support yes with mitigation Contingent on other sites joint appraoch with 1279, 1285, 3120 & 1018 (inc access). Access solution nrequires consideration of 1275 Contingent on other sites joint appraoch with 1279, 1285, 3120 & 1018 (inc access). Access solution nrequires consideration of 1275 **Highways Agency** Impact No material impact No objection

# **Network Rail**

#### Yorkshire Water

Treatment Works Knostrop

Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of Morley/Gildersome cluster.

#### **Environment Agency**

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$-\omega$	151	aı	ms

FZ1 over 1 ha. See comments in main text of our response.

LCC			
Ecology support	Supported with mitigation		
Supported with mitiga	ation to protect and enhance the wildlife corridor function of the be	ck along the so	uth by providing a 20 metre buffer.
Ecology boundary			
Education comments			
Flood Risk	South and the shall be filled the form Tankliff Pork Thomas		
Largely Flood Zone 1.	Southernmost tip at risk of flooding from Topcliffe Beck. There are	e also a couple o	of large public sewers crossing the site.
Utilities			
Gas			
Electric			
Fire and Rescue			
Telecoms			
Other			
English Heritage			
Natural England			
Planning History	Applications since 1/1/2009, covering more than 50% of the site		
App Number	Proposal	Decision	% of site

#### Spatial relationships

UDP L	)esigr	nations
-------	--------	---------

3		
N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

# **Core Strategy**

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>V</b>	

## **Regeneration Areas**

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

# Other Spatial Relationship

LCC ownership %	5.83	
Nearest train station	Morloy	
	Morley	
Nearest train station distance (m)	1528.27	
Nearest bus stop	4947	
Nearest bus stop distance (m)	154.12	
Agricultural classification	Grade 3	
0 1 0001		
Overlaps SSSI		
Overlaps SEGI		
Overlaps LNA		
Overlaps LNR		
Overlaps Conservation Area		
Overlaps Listed Building		
Overlaps Strat. Employment buffer		
Overlaps Public Right of Way		
Overlaps SFRA Flood Zone		
Overlaps EA Flood Zone	<b>✓</b>	
Overlaps HSE Major Hazard		
Overlaps HSE Gas Pipeline		
Overlaps Pot. Contamination		
Overlaps Minerals Safeguarded		
Overlaps Minerals Safeguarded 100m		

#### Conclusions

Issues and Options Summary

Green Belt site. This is the eastern site of three that adjoin Morley along Wide Lane, and being the furthest from the urban area release of this site alone would result in an isolated development within the Green Belt gap between Morley and Middleton.

Site affects others?

Sustainability summary

Significant negative - greenfield site. Minor negative - access to health, ecology mitigation and pollution. Minor positive - greenhouse emissions, flood risk, transport network and accessibility.

Summary of reps

ANTI-DEVELOPMENT

The volume of traffic using Wide Lane is extremely high. Public transport (which for the area under consideration means bus service) is suffering along with all other road users from the increased volume of traffic and the condition of the road surfaces in this and the surrounding areas.

Medical services in the Morley area are already overstretched. Dental practices have no vacancies for additional patients. Morley secondary schools will be at 'full capacity' by 2016 and that does not take into account any new housing development in the area.

#### PRO-DEVELOPMENT

Persimmon Homes: Sites 1279 and 3069 are available immediately for development. We consider that development can be achieved on the sites in the short term i.e. within 5 years and leading into the medium to longer term. It is an accessible location and cannot be coded red due to the fact that it is Greenbelt. Site 3069 is well contained with established boundaries set by permanent physical infrastructure. This provides for definition, defensible and logical boundaries.

METRO: From a public transport perspective, these sites (in principle) would be acceptable for housing development. For the larger sites, site specific mitigation would be required but it is unlikely that substantial bus service provision would be required at these sites (based on the current public transport network).

Majority of comments agree with RED allocation of site 3069.

Comments on phasing

DPP Allocation

Not proposed as housing allocation

**DPP Allocation Conclusion** 

Green Belt site. This is the eastern site of three that adjoin Morley along Wide Lane, and being the furthest from the urban area release of this site alone would result in an isolated development within the Green Belt gap between Morley and Middleton.

Site Details							
Easting	429795	Northing	426857	Site area ha	6.8	SP7	Main Urban Area Extension
HMCA	Outer South West			Ward	Middleton F	Park	

# **Site Characteristics**

Site type Brownfield

On-site land uses

Other

Neighbouring land uses

Transport tracks and ways

Agriculture

Unmanaged Forest

Other land uses

Scrap Yard

Topography	Sloping	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description

# **Greenbelt Assessment**

# 1. Check the unresticted sprawl of large built up areas

Would development lead to/cons	titue ribbon development?	No
Would development result in an i	No	
Is the site well connected to the	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 unrestri		cted sprawl

# 2. Prevent neighbouring towns from merging

Would development lead	Yes		
Do features provide boun	Do features provide boundaries to contain the development?		
Coalescence Conclusion			

# 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	Yes
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas (SSSIs	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	Yes
Does the site contain buildings	Yes
Are these buildings used for agricultural purposes?	No
Are these buildings used for agricultural purposes?	No

Encroachment Conclusion Site does not perform an important role in safeguarding from encroachment

# 4. Preserve the setting and special character of historic towns

	Site within/adjacent to	conservation area/listed building/historical features?	No	
	Can development pres	erve this character?		
Character Conclusion  No effect on the setting and special character of history			ic features	

# 3075 Whiteways, Thorpe Lane, Middleton

# Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Existing employment site that is set to the south of the main road, a defensible boundary to the settlement pattern and development of the site would extend the existing built up area to the south..

SHLAA conclusions				
Availability: Unknown	Suitability:	Unsuitable	Achievability: Longterm (11+yrs)	
Summary of infrastructure provide	ler comments			
Public transport accessibility comments				Rank (1-5)
, ,	% of the site meets	s the core strated	gy standards for primary & secondary education,	Kalik (1-5)
80% primary health, 100% employment	70 OF THE SITE MICELS		gy standards for primary & secondary education,	4
Access comments				
Access ok from Thorpe Lane			_	5
Local network comments				
Spare capacity but cumulative issues				3
Mitigation measures				Total score
	·			12
				12
Highways site support				
yes				
Contingent on other sites				
Contingent on other sites				
ontingent on other sites				
Highways Agency				
	etwork Status	No objection		
		,		
Network Rail				
Network Rail				
Yorkshire Water				
Treatment Works Knostrop	ve which convo the	hulk of Loods. Th	nere is capacity for significant development at Knostrop	High and Low
level. Development that will connect to the ensure the necessary infrastructure and cap	public sewer syster pacity can be provid	m needs to be co led to serve the s	o-ordinated with Yorkshire Water's Asset Management P site. The forthcoming AMP(6) will run from April 2015 t	lans (AMP) to to March
			with YW's investment. It is particularly important that sitake into account available sewerage and WwTW capac	
	ore YW have comp	leted any planne	d improvements it may be possible for the developer to	
Environment Agency				

FZ1 over 1 ha and site is on top of an historic landfill site. See comments in main text of our response

LCC	
Ecology support	Supported with mitigation
Beck Marsh Leeds Na destroyed by the exis	ation to protect and enhance the Dolphin Beck which lies under the southern section of this site. Includes parts of the Dolphin ture Area but it is not clear from the aerial photograph how much of this site-based esignation (and UK BAP Habitat) has been sting land use. Exclude the line of the Dolphin Beck and a 20m habitat corridor on both sides and restore this important wildlife astwards to the woodland of Thorpe Wood. Water Voles to consider.
Ecology boundary	
Education comments	
Flood Risk	
Largely Flood Zone 1	. Parts of site adjacent to Dolphin Beck at risk of flooding.
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
Other	
English Heritage	
Natural England	
Planning History	Applications since 1/1/2009, covering more than 50% of the site
App Number	Proposal Decision % of site

# Spatial relationships

<b>UDP Designations</b>		
N32 Greenbelt	99.25	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
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	0.75	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>V</b>	

# Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

# Other Spatial Relationship

Other Spatial Relationship	)
LCC ownership %	0.09
Nearest train station	Morley
Nearest train station distance (m)	3093.83
Nearest bus stop	11867
Nearest bus stop distance (m)	213.38
Agricultural classification G	rade 3
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	✓
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	✓
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<b>✓</b>
Overlaps Minerals Safeguarded	<u></u>

Overlaps Minerals Safeguarded 100m

## Conclusions

Issues and Options Summary

Green Belt site. Site is currently in use as a scrap yard. Site would require remedial work before any alternative use could be considered. In Green Belt terms the site does not relate particularly well to the existing settlement pattern and development of the site would extend the existing built up urban area to the south.

Site affects others?

No

Sustainability summary

Minor negative - employment and economic growth, ecology mitigation and pollution. Significant positive - flood risk. Minor positive - access to greenspace, brownfield site, greenhouse emissions, transport netowrk and accessibility.

## Summary of reps

PRO-DEVELOPMENT

Site ref 3075 could be considered. There have been Traveller or Gypsy families living in the area previously and this site would meet most of

requirements for such sites.

From a public transport perspective, these sites (in principle) would be acceptable for housing development. For the larger sites, site specific mitigation would be required but it is unlikely that substantial bus service provision would be required at these sites (based on the current public transport network).

Brownfield site and should be developed first.

## ANTI-DEVELOPMENT

The site as it stands extends too far to the South and is not well enough connected to existing settlements. Access onto Thorpe Lane would also need to be well thought out given the bend in the road here.

## NEUTRAL

Site currently a scrapyard and extends too far to the South and is not well enough connected to existing settlements. Access onto Thorpe Lane would also need to be well thought out given the bend in the road here. Further consultation with local councillors and the local community to determine if the current allocation should change. It is classed as a Green Belt site but it is a scrapyard and has the look and feel of a Brownfield site.

The REPs outline varied responses to site 3075.

Comments on phasing

**DPP Allocation** 

Not proposed as housing allocation

## **DPP Allocation Conclusion**

Green Belt site. Site is currently in use as a scrap yard. Site would require remedial work before any alternative use could be considered. In Green Belt terms the site does not relate particularly well to the existing settlement pattern and development of the site would extend the existing built up urban area to the south.

# 3077A Bulls Head Inn, Dewsbury Road

Site De	etalis						
Easting	427249	Northing	425608	Site area ha	9.4	SP7	Smaller Settlement Extension
HMCA Outer South West			Ward	Morley Sou	th		

# **Site Characteristics**

Site type Greenfield

On-site land uses

Agriculture

Vacant land

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

Topography	Sloping	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	No

Description

# **Greenbelt Assessment**

# 1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	No
Would development result in an isolated development?	No
Is the site well connected to the built up area?	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	ricted sprawl

# 2. Prevent neighbouring towns from merging

Would development lead	to physical connection of settlements?	Yes
Do features provide boun	daries to contain the development?	No
Coalescence Conclusion	No merging of settlements	

## 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	Yes
Does the site include local/national nature conservation areas (SSSIs	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	No
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	No

Encroachment Conclusion Site does not perform an important role in safeguarding from encroachment

# 4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?		No	
Can development preserve this character?			
Character Conclusion No effect on the setting and special character of historic features			

#### 3077A Bulls Head Inn, Dewsbury Road

## Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Site does not relate well to settlement. Potential for urban sprawl and no defensible green belt boundary.

SHLAA conclus	ions
---------------	------

Availability: Unknown Suitability: LDF to determine Achievability: Longterm (11+yrs)

# Summary of infrastructure provider comments

# **LCC Highways Comments**

Public transport accessibility comments Rank (1-5) Meets Core Strategy standards with exception of health and local services

Access comments

Potential access off Dewsbury Road (through adjacent part B) shared with 1135 and secondary access off Rein Road

Local network comments

A site of this size is likely to require off-site mitigation works

4

4

3

Mitigation measures

Same as site 3078

Total score 11

Highways site support

yes with mitigation

Contingent on other sites

combine with 3078, 1072 & 1135

Contingent on other sites

combine with 3078, 1072 & 1135

## **Highways Agency**

**Network Status Impact** No objection

## **Network Rail**

## Yorkshire Water

Treatment Works Knostrop

Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

# **Environment Agency**

Constraints

FZ1 over 1 ha. See comments in main text of our response.

LCC			
Ecology support	Supported with mitigation		
Supported with mitig sides of the beck and	ation to protect and enhance the wildife corridor function of the W creation of at least one wildlife pond to benefit Water Voles. Water	oodkirk Beck - i er Voles to cons	ncluding providing a 20 metre buffer both ider.
Ecology boundary			
Education comments			
Flood Risk			
Flood Zone 1. Minor	vatercourse located in SE corner		
	1		
<b>Utilities</b> Gas			
Gas			
Electric			
Fire and Rescue			
Telecoms			
Other			
English Heritage			
Natural England			
ratarar England			
Planning History	Applications since 1/1/2009, covering more than 50% of the site		
App Number	Proposal	Decision	% of site

# Spatial relationships

<b>UDP Designations</b>		
N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

# Core Strategy

Main Urban Area	0.00	9/ overlan
Main Orban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>~</b>	

# **Regeneration Areas**

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

# Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Morley
Nearest train station distance (m)	2514.04
Nearest bus stop	10657
Nearest bus stop distance (m)	269.11
Agricultural classification U	Irban
Overlaps SSSI	
Overlaps SEGI	$\Box$
Overlaps LNA	$\overline{\Box}$
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<b>□</b>
Overlaps Minerals Safeguarde	b
Overlaps Minerals Safeguarded 100n	

## Conclusions

Issues and Options Summary

Green Belt site. The original site has been split in two as there is a beck running down the centre acting as a natural division. Site A is set behind the neighbouring residential properties, and there are open fields beyond the site's boundary. Single access achievable from Rein Road would limit capacity to 200 dwellings.

Site affects others?

Sustainability summary

Significant negative - greenfield site. Minor negative - access to health and leisure, community participation, ecology mitigation and waste. Minor positive - access to schools, greenhouse emissions, flood risk and accessibility.

Summary of reps

PRO-DEVELOPMENT

METRO: From a public transport perspective, these sites (in principle) would be acceptable for housing development. For the larger sites, site specific mitigation would be required but it is unlikely that substantial bus service provision would be required at these sites (based on the current public transport network).

DLP Consultants: Site has good connectivity and access to a wide range of shops, services, employment opportunities and transport infrastructure. The land also does not have any ecological, visual, or recreational value and is controlled by their client therefore, it is considered to be suitable for development. A carefully designed residential scheme would not undermine the purpose of the Green Belt and offer a significant opportunity to deliver much need housing on land which affords little value for the community at present.

ANTI-DEVELOPMENT

Agree with RED allocation.

Traffic congestion.

Schools are filling up at an alarming rate, health and care facilities police etc are facing more cuts in funding all putting a strain on the infrastructure.

General Infrastructure will not be able to cope with the additional developments in the area.

Comments are generally anti-development.

Comments on phasing

DPP Allocation

Not proposed as housing allocation

**DPP Allocation Conclusion** 

Green Belt site. The original site has been split in two as there is a beck running down the centre acting as a natural division. Site A is set behind the neighbouring residential properties, and there are open fields beyond the site's boundary. Single access achievable from Rein Road would limit capacity to 200 dwellings.

Cita	Details
SILE	Details

Easting	427082	Northing	425364	Site area ha	4.7	SP7	Smaller Settlement Extension
HMCA	Outer South	n West			Ward	Morley Sout	th

# **Site Characteristics**

Site type Greenfield

On-site land uses

Agriculture

Vacant land

Neighbouring land uses

Agriculture

Mineral works and quarries

Outdoor sport facility

Other land uses - None

Topography	Sloping	Landscape	Limited Tree Cover
Boundaries	Poorly defined	Road front	Yes

Description

# **Greenbelt Assessment**

# 1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	No
Would development result in an isolated development?	Yes
Is the site well connected to the built up area?	No
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	Yes
Unrestricted Sprawl Conclusion High potential to lead to unrestrict	cted sprawl

# 2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?		No	
Do features provide boundaries to contain the development?		No	
Coalescence Conclusion	No merging but there is no defensible bou	ındary	

# 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	Yes
Does the site provide access to the countryside	Yes
Does the site include local/national nature conservation areas (SSSIs	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	No
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	No

Encroachment Conclusion Site performs an important role in safeguarding from encroachment

# 4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?		No		
Can development pres	erve this character?			
Character Conclusion	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 poorly to settlement, this section of the site is to the south of the beck, no defenisble boundary to south which could lead to further sprawl.

Availability: Unknown  Suitability: LDF to determine  Achievability: Longterm (11+yrs)  Summary of Infrastructure provider comments    Public transport accessibility comments	SHLAA conclusions					
Public transport accessibility comments  Meets Core Strategy standards with exception of health and local services  4  Access comments  Potential access off Dewsbury Road shared with 1135 and secondary access off Rein Road  4  Local network comments  A site of this size is likely to require off-site mitigation works  Mitigation measures  Same as site 3078  12  Highways site support yes with mitigation  Contingent on other sites combine with 3078, 1072 & 1135  Contingent on other sites combine with 3078, 1072 & 1135	Availability: Unknow	vn	Suitability:	LDF to determine	Achievability: Longterm (11+yrs)	
Public transport accessibility comments  Meets Core Strategy standards with exception of health and local services  4  Access comments  Potential access off Dewsbury Road shared with 1135 and secondary access off Rein Road  4  Local network comments  A site of this size is likely to require off-site mitigation works  Mitigation measures Same as site 3078  12  Highways site support yes with mitigation  Contingent on other sites combine with 3078, 1072 & 1135  Contingent on other sites combine with 3078, 1072 & 1135	Summary of infra	structure provider	comments			
Public transport accessibility comments  Meets Core Strategy standards with exception of health and local services  4  Access comments  Potential access off Dewsbury Road shared with 1135 and secondary access off Rein Road  4  Local network comments  A site of this size is likely to require off-site mitigation works  Mitigation measures Same as site 3078  12  Highways site support yes with mitigation  Contingent on other sites combine with 3078, 1072 & 1135  Contingent on other sites combine with 3078, 1072 & 1135	LCC Highways Com	ments				
Access comments Potential access off Dewsbury Road shared with 1135 and secondary access off Rein Road  4  Local network comments A site of this size is likely to require off-site mitigation works  4  Mitigation measures Same as site 3078  12  Highways site support yes with mitigation  Contingent on other sites combine with 3078, 1072 & 1135  Contingent on other sites combine with 3078, 1072 & 1135						Rank (1-5)
Potential access off Dewsbury Road shared with 1135 and secondary access off Rein Road  Local network comments  A site of this size is likely to require off-site mitigation works  Mitigation measures  Same as site 3078  12  Highways site support yes with mitigation  Contingent on other sites combine with 3078, 1072 & 1135  Contingent on other sites combine with 3078, 1072 & 1135	Meets Core Strategy st	tandards with exception c	of health and loo	cal services		4
Potential access off Dewsbury Road shared with 1135 and secondary access off Rein Road  Local network comments  A site of this size is likely to require off-site mitigation works  Mitigation measures  Same as site 3078  12  Highways site support yes with mitigation  Contingent on other sites combine with 3078, 1072 & 1135  Contingent on other sites combine with 3078, 1072 & 1135	Access comments					
Local network comments A site of this size is likely to require off-site mitigation works  Mitigation measures Same as site 3078  12  Highways site support yes with mitigation  Contingent on other sites combine with 3078, 1072 & 1135  Contingent on other sites combine with 3078, 1072 & 1135		ewsbury Road shared with	n 1135 and seco	ondary access off Rein I	Road	
A site of this size is likely to require off-site mitigation works  Mitigation measures  Same as site 3078  Highways site support yes with mitigation  Contingent on other sites combine with 3078, 1072 & 1135  Contingent on other sites combine with 3078, 1072 & 1135	l otomia access on De	stressury riedu eriai eu titi.		ondary decess on menn.		4
A site of this size is likely to require off-site mitigation works  Mitigation measures  Same as site 3078  Highways site support yes with mitigation  Contingent on other sites combine with 3078, 1072 & 1135  Contingent on other sites combine with 3078, 1072 & 1135						
Mitigation measures Same as site 3078  Highways site support yes with mitigation  Contingent on other sites combine with 3078, 1072 & 1135  Contingent on other sites combine with 3078, 1072 & 1135	Local network comme	nts				
Mitigation measures Same as site 3078  12  Highways site support yes with mitigation  Contingent on other sites combine with 3078, 1072 & 1135  Contingent on other sites combine with 3078, 1072 & 1135	A site of this size is lik	ely to require off-site mit	igation works			4
Highways site support yes with mitigation  Contingent on other sites combine with 3078, 1072 & 1135  Contingent on other sites combine with 3078, 1072 & 1135						4
Highways site support yes with mitigation  Contingent on other sites combine with 3078, 1072 & 1135  Contingent on other sites combine with 3078, 1072 & 1135						Total score
Highways site support yes with mitigation  Contingent on other sites combine with 3078, 1072 & 1135  Contingent on other sites combine with 3078, 1072 & 1135						Total 30010
yes with mitigation  Contingent on other sites combine with 3078, 1072 & 1135  Contingent on other sites combine with 3078, 1072 & 1135	Jame as site 3070					12
yes with mitigation  Contingent on other sites combine with 3078, 1072 & 1135  Contingent on other sites combine with 3078, 1072 & 1135	Highways site support					
Combine with 3078, 1072 & 1135  Contingent on other sites combine with 3078, 1072 & 1135						
Combine with 3078, 1072 & 1135  Contingent on other sites combine with 3078, 1072 & 1135						
Combine with 3078, 1072 & 1135  Contingent on other sites combine with 3078, 1072 & 1135	Contingent on other si	tes				
combine with 3078, 1072 & 1135	-					
combine with 3078, 1072 & 1135						
combine with 3078, 1072 & 1135	Contingent on other si	tes				
Highways Agency	•					
Highways Agency						
Highways Agency						
Highways Agency						
	Highways Agency					
Impact Network Status	Impact	Netwo	ork Status			
No objection	No objection					
Network Rail	Network Rail					
Yorkshire Water	Yorkshire Water					
Treatment Works Knostrop	Treatment Works	Knostrop				
Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low	Knostrop High and Lov	w level are large works w	hich serve the b	oulk of Leeds. There is	capacity for significant development at Knostrop	High and Low
level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to	level. Development the	at will connect to the pub	lic sewer syster	m needs to be co-ordina	ated with Yorkshire Water's Asset Management P	lans (AMP) to
ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which						
represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide						

# **Environment Agency**

Constraints

FZ1 over 1 ha. See comments in main text of our response.

contributions. The amount would be determined by a developer funded feasibility study.

LCC			
Ecology support	Supported with mitigation		
	ation to protect and enhance the wildife corridor function of the creation of at least one wildlife pond to benefit Water Voles. Water Voles at least one wildlife pond to benefit Water Voles.		
Ecology boundary			
Education comments			
Flood Risk			
Largely Flood Zone 1	. Parts of site adjacent to Woodkirk Beck at risk of flooding.		
Utilities Gas			
Electric			
Fire and Rescue			
Telecoms			
Other			
English Heritage			
Natural England			
Planning History	Applications since 1/1/2009, covering more than 50% of the site		
App Number	Proposal	Decision	% of site

# Spatial relationships

UDP Designations		
N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.01	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

# Core Strategy

0.00	% overlap
0.00	
0.00	
<b>V</b>	
	0.00

% overlap

# **Regeneration Areas**

Inner South RA	0.00
LB Corridor RA	0.00
EASEL RA	0.00
Aire Valley RA	0.00
West Leeds Gateway	0.00

# Other Spatial Relationship

Nearest train station  Nearest train station  Nearest train station distance (m)  Nearest bus stop  Nearest bus stop  Nearest bus stop distance (m)  Overlaps SSSI  Overlaps SSSI  Overlaps SEGI  Overlaps LNA  Overlaps LNA  Overlaps LNR  Overlaps Listed Building  Overlaps STRA Flood Zone  Overlaps HSE Major Hazard  Overlaps Pot. Contamination  Overlaps Minerals Safeguarded			
Nearest train station distance (m)  Nearest bus stop  Nearest bus stop  Nearest bus stop distance (m)  Agricultural classification  Overlaps SSSI  Overlaps SEGI  Overlaps LNA  Overlaps LNR  Overlaps LNR  Overlaps Listed Building  Overlaps Strat. Employment buffer  Overlaps Public Right of Way  Overlaps HSE Major Hazard  Overlaps HSE Gas Pipeline  Overlaps Pot. Contamination	LCC ownership	% (	0.00
Nearest train station distance (m)  Nearest bus stop  Nearest bus stop  Nearest bus stop distance (m)  Agricultural classification  Overlaps SSSI  Overlaps SEGI  Overlaps LNA  Overlaps LNR  Overlaps Conservation Area  Overlaps Listed Building  Overlaps STRA Employment buffer  Overlaps Public Right of Way  Overlaps HSE Major Hazard  Overlaps HSE Gas Pipeline  Overlaps Pot. Contamination  Overlaps Minerals Safeguarded	Nearest train station		Morley
Agricultural classification  Overlaps SSSI  Overlaps SEGI  Overlaps LNA  Overlaps LNR  Overlaps Conservation Area  Overlaps Listed Building Overlaps STrat. Employment buffer  Overlaps Public Right of Way  Overlaps SFRA Flood Zone  Overlaps HSE Major Hazard  Overlaps HSE Gas Pipeline  Overlaps Pot. Contamination	Nearest train station distance	(m)	,
Agricultural classification  Overlaps SSSI Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps Conservation Area Overlaps Listed Building Overlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination  Overlaps Minerals Safeguarded	Nearest bus s	top	9394
Overlaps SSSI Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps Conservation Area Overlaps Listed Building Overlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination  Overlaps Minerals Safeguarded	Nearest bus stop distance	(m)	259.99
Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps Conservation Area Overlaps Listed Building Overlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination  Overlaps Minerals Safeguarded	Agricultural classificat	tion	Non-agricul
Overlaps LNA Overlaps LNR Overlaps Conservation Area Overlaps Listed Building Overlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination  Overlaps Minerals Safeguarded	Overlaps S	SSI	
Overlaps LNR Overlaps Conservation Area Overlaps Listed Building Overlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination  Overlaps Minerals Safeguarded	Overlaps S	EGI	
Overlaps Conservation Area Overlaps Listed Building Overlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination  Overlaps Minerals Safeguarded	Overlaps I	LNA	
Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination  Overlaps Minerals Safeguarded	Overlaps I	_NR	
Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination  Overlaps Minerals Safeguarded	Overlaps Conservation A	rea	
Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination  Overlaps Minerals Safeguarded	Overlaps Listed Build	ding	
Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination  Overlaps Minerals Safeguarded	Overlaps Strat. Employment bu	ffer	
Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination  Overlaps Minerals Safeguarded	Overlaps Public Right of V	Vay	✓
Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination  Overlaps Minerals Safeguarded	Overlaps SFRA Flood Z	one	
Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination  Overlaps Minerals Safeguarded	Overlaps EA Flood Z	one	
Overlaps Pot. Contamination  Overlaps Minerals Safeguarded	Overlaps HSE Major Haz	ard	
Overlaps Minerals Safeguarded	Overlaps HSE Gas Pipe	line	
	Overlaps Pot. Contamina	tion	<b>✓</b>
Overlaps Minerals Safeguarded 100m	Overlaps Minerals Safego	uarde	ed 🗸
	Overlaps Minerals Safeguarded	100	m 🗸

## Conclusions

Issues and Options Summary

Green Belt site. The original site has been split in two as there is a beck running down the centre acting as a natural division. Site B is unrelated to the existing settlement. The site slopes steeply towards the beck making any development difficult. Development would set a precedent for further encroachment or sprawl.

Site affects others?

Sustainability summary

Significant negative - greenfield site. Minor negative - access to health and leisure, community participation, part greenfield and brownfield site, ecology mitigation and waste. Minor positive - greenhouse emissions, flood risk, transport network and acc

Summary of reps

Pro

Suitable

Anti

Greenbelt/ Loss of greenspace

Poor General infrastructure

Pressure on local services including Schools, GP/Dentists full

Coalescence. VVhile there may be need for a realistic number of houses to be built the need to keep open green buffer zones between areas should be maintained

Traffic/Congestion - Development would put a vast unexceptable amount of traffic on to a road which is already classed as being overloaded by the highway department and would create total gridlock, the problems we have on the A650 are well documentated

Brownfield sites first. Brownfield sites such as Tingley Mills, land at the bottom of High Street, Bridge Street, Fountain Street and the many brownfield sites in Leeds, just to name a few should be developed first

Metro

Red Sites within the Core Public Transport Network

Table 5 below contains sites that are classified as 'Sites not considered suitable for allocation for housing' that fall within 400m of the current core bus network. From a public transport perspective, these sites (in principle) would be acceptable for housing development. For the larger sites, site specific mitigation would be required but it is unlikely that substantial bus service provision would be required at these sites (based on the current public transport network).

Distance to Core Network (Centre of site) Buses Per Hour Access to Primary Schools Access to Secondary Schools Access to Primary Health

203 4 Yes Yes Yes

Comments on phasing

**DPP Allocation** 

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. The original site has been split in two as there is a beck running down the centre acting as a natural division. Site B is unrelated to the existing settlement. The site slopes steeply towards the beck making any development difficult. Development would set a precedent for further encroachment or sprawl.

Cita	Details	
2116	Details	

Easting	427453	Northing	425184	Site area ha	5.1	SP7	Smaller Settlement Extension
HMCA	Outer South	n West			Ward	Morley Sou	th

# **Site Characteristics**

Site type Greenfield

On-site land uses

Agriculture

Manufacturing and Wholesale

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

Topography	Sloping	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description

# **Greenbelt Assessment**

# 1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?		No
Would development result in an i	No	
Is the site well connected to the built up area?		Yes
Would development round off the settlement?		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 unrestri	cted sprawl

# 2. Prevent neighbouring towns from merging

Would development lead	to physical connection of settlements?	No
Do features provide boun	daries to contain the development?	No
Coalescence Conclusion	No merging but there is no defensible bo	undary

## 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas (SSSIs	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	Yes
Does the site contain buildings	Yes
Are these buildings used for agricultural purposes?	Yes

Encroachment Conclusion Site does not perform an important role in safeguarding from encroachment

# 4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?		No	
Can development pres	erve this character?		
Character Conclusion	No effect on the setting and special character of histor	ic features	

# Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Strong links to settlement. Development would partially round off built up area, but there is no defensible boundary to the south.

SHLAA conclusions					
Availability: Unknow	wn	Suitability:	LDF to determine	Achievability: Longterm	(11+yrs)
Summary of infra	astructure provider	comments			
LCC Highways Com	ments				
Public transport acces	sibility comments				Rank (1-5)
Meets Core Strategy s	standards with exception	of health and lo	cal services		4
Access comments					
	m Quarry Lane to easterr al for a secondary access			y Lane / Dewsbury Road jct to access we	estern 4
Local network comme	ents				
A site of this size is like	kely to require off-site mi	tigation works			4
Mitigation measures					Total score
	n Dewsbury Road, good p	oedestrian links i	in and thorugh the site	and new signalised junction	12
Highways site support	t				
yes with mitigation					
Contingent on other s	ites				
Contingent on other s	ites				
	1				
Highways Agency			1		
Impact		vork Status			
Likely to require signi	ficant physical mitigation	<u> </u>			
Network Rail					
Yorkshire Water					
Treatment Works	Knostrop				

Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide

# **Environment Agency**

Constraints

FZ1 over 1 ha. See comments in main text of our response.

contributions. The amount would be determined by a developer funded feasibility study.

LCC	
Ecology support	Supported with mitigation
	pation to protect and enhance the wildife corridor function of the Woodkirk Beck - including providing a 20 metre buffer both d creation of at least one wildlife pond to benefit Water Voles. Water Voles to consider.
Ecology boundary	
Education comments	
	A and C+1336+3456A+536+1143B, D and F+2155+1274+1032+1067B+1069+2128 5 houses generates 671 primary and 268.5 secondary children. 1x2FE and 1xFE primary school required.
Flood Risk	
Flood Zone 1	
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
Other	
English Heritage	
Natural England	
vaturai Liigianu	
Diamina History	Applications since 1/1/2009, covering more than 50% of the site
Planning History	
App Number	Proposal Decision % of site

# Spatial relationships

<b>UDP Designations</b>		
N32 Greenbelt	98.43	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Cana Chuatami	
Core Strategy	
oo. o o atogj	

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	1.00	
Overlaps Urban Extension	<b>~</b>	

LB Corridor RA 0.00  EASEL RA 0.00  Aire Valley RA 0.00	Inner South RA	0.00	% overlap
	LB Corridor RA	0.00	
Aire Valley RA 0.00	EASEL RA	0.00	
The valley lat	Aire Valley RA	0.00	
West Leeds Gateway 0.00	West Leeds Gateway	0.00	

# Other Spatial Relationship

LCC ownership %	0.00			
Nearest train station	Morley			
Nearest train station distance (m)	2975.26			
Nearest bus stop	12095			
Nearest bus stop distance (m)	183.98			
Agricultural classification	Grade 3			
Overlaps SSSI				
Overlaps SEGI				
Overlaps LNA				
Overlaps LNR				
Overlaps Conservation Area				
Overlaps Listed Building				
Overlaps Strat. Employment buffer				
Overlaps Public Right of Way				
1 0 3				
Overlaps SFRA Flood Zone				
Overlaps EA Flood Zone				
Overlaps HSE Major Hazard				
Overlaps HSE Gas Pipeline				
Overlaps Pot. Contamination	<b>✓</b>			
Overlaps Minerals Safeguard	ed			
Overlaps Minerals Safeguarded 100	)m			

## Conclusions

Issues and Options Summary

Green Belt site. Site 3078 has been split into A and B. Site A is well related to the existing settlement and development could constitute a partial 'rounding off' of the settlement.

Site affects others?

Sustainability summary

Significant negative - greenfield site. Minor negative - access to health and leisure, community participation, ecology mitigation and waste. Minor positive - access to schools and greenspace, greenhouse emissions, flood risk, transport network and access

## Summary of reps

Pro

Close to facilities and shops

Close to main roads

No harm to the green belt

Development of this site would not lead to neighbouring towns merging into one another as the site is bounded to the north and east by residential development and to the east by Dewsbury Road.

Environmental, social and economic benefits

Available and suitable for the delivery of affordable housing

#### Anti

Traffic/Access - there is insufficient road capacity and little scope for expansion for other necessary services.

Greenbelt - expansion into the Green Belt would lead to increased urban sprawl between the various townships in the Outer South West, and lead to coalescence between communities

#### Matra

Green and Amber Sites within the Core Public Transport Network

Table 4 below contains sites that are classified as 'Sites which have potential to be allocated for housing' and 'Sites which have potential but issues or not as favoured as green sites' that fall within 400m of the current core bus network. The sites in this list are supported for housing growth. Site specific mitigation would be required but it is unlikely that substantial bus service

provision would be required at these sites (based on the current public transportnetwork) From a public transport perspective, we would encourage the prioritisation of these sites based on the proximity to the core public transport network and the bus service frequency levels.

Distance to Core Network (Centre of site) Buses Per Hour Access to Primary Schools Access to Secondary Schools Access to Primary Health

Yes Yes 4 Yes

Comments on phasing

DPP Allocation

Not proposed as housing allocation

# DPP Allocation Conclusion

Green Belt site. Site 3078 has been split into A and B. Site A is well related to the existing settlement and development could constitute a partial 'rounding off' of the settlement.

# 3078B Hey Beck Lane, Wakefield

c:+~	Details	
7116	Delans	

Easting	427195	Northing	424905	Site area ha	29.6	SP7	Smaller Settlement Extension
HMCA	HMCA Outer South West			Ward	Morley Sou	th	

# **Site Characteristics**

Site type Mixed

On-site land uses

Agriculture

Wholesale distribution

Dwellings

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

Topography	Undulating	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description

Church / cemetery on site (listed)

# **Greenbelt Assessment**

# 1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	No
Would development result in an isolated development?	No
Is the site well connected to the built up area?	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 unrestri	icted 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 bou	ındary	

# 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	Yes
Does the site provide access to the countryside	Yes
Does the site include local/national nature conservation areas (SSSIs	No
Areas of protected/unprotected woodland/trees/hedgerows?	Yes
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	Yes
Does the site contain buildings	Yes
Are these buildings used for agricultural purposes?	No

Encroachment Conclusion Site performs an important role in safeguarding from encroachment

# 4. Preserve the setting and special character of historic towns

Site within/adjacent to	conservation area/listed building/historical features?	Yes
Can development pres	erve this character?	
Character Conclusion	Significant effect on the setting and special character of	of historic features

# 3078B Hey Beck Lane, Wakefield

# Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Church / cemetery on site, development would impact on character of the area. Large site that relates poorly to settlement. High potential for further sprawl.

SHLAA conclusions						
Availability: Unknow	vn	Suitability:	LDF to determine	Achievability:	Longterm (11+yrs)	
Summary of infra	astructure provider	comments				
LCC Highways Com	ments					
Public transport acces	sibility comments					Rank (1-5)
Meets Core Strategy s	tandards with exception	of health and lo	cal services			4
Access comments						
	n Quarry Lane to easterr potential for a secondar			luarry Lane / Dewsbury Road j	unction to access	4
Local network comme						
A site of this size is lik	cely to require off-site mi	tigation works				4
Mitigation measures						Total score
	n Dewsbury Road, good <sub>l</sub>	pedestrian links i	in and through the site	e, new signalised junction		12
Highways site support						
yes with mitigation						
Contingent on other si	ites					
Contingent on other si	ites					
	_					
Highways Agency						
Impact		vork Status				
Likely to require signif	ficant physical mitigation	1				
Network Rail						
Yorkshire Water	1					
Treatment Works	Knostrop					
Knostrop High and Lo	w level are large works v	which serve the I	oulk of Leeds. There is	capacity for significant develo	pment at Knostrop F	ligh and Low

level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide

# **Environment Agency**

Constraints

FZ1 over 1 ha. See comments in main text of our response.

contributions. The amount would be determined by a developer funded feasibility study.

# 3078B Hey Beck Lane, Wakefield

LCC			
Ecology support	Supported with mitigation		
Supported with mitig	gation to protect and enhance the wildife corridor function of the Wild creation of at least one wildlife pond to benefit Water Voles. Wat	oodkirk Beck - in er Voles to consid	cluding providing a 20 metre buffer both ler.
Ecology boundary			
Education comments	3		
Flood Risk			
Largely Flood Zone 1	1 but parts of site adjacent to Hey Beck at risk of flooding.		
<b>Utilities</b> Gas			
Electric			
Fire and Rescue			
Telecoms			
Other			
English Heritage			
Natural England			
Planning History	Applications since 1/1/2009, covering more than 50% of the site		
App Number	Proposal	Decision	% of site

# Spatial relationships

<b>UDP Designations</b>		
N32 Greenbelt	99.73	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.01	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	1.00	

# Core Strategy

Main Urban Area	0.00	% overlap
Mailan Cattlana ant	0.00	
Major Settlement	0.00	
Minor Settlement	1.00	
WIITIOI Settlement	1.00	
Overlaps Urban Extension	<b>✓</b>	
	•	

% overlap

# **Regeneration Areas**

Inner South RA	0.00
LB Corridor RA	0.00
EASEL RA	0.00
Aire Valley RA	0.00
West Leeds Gateway	0.00

# 3078B Hey Beck Lane, Wakefield

# Other Spatial Relationship

LCC ownership %	1.42
Nearest train station	Morley
Nearest train station distance (m)	3210.15
Nearest bus stop	7824
Nearest bus stop distance (m)	125.18
Agricultural classification	Grade 3
Overlaps SSSI Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
· · · · · · · · · · · · · · · · · · ·	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	✓
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	$\overline{\Box}$
Overlaps HSE Gas Pipeline	Ħ
Overlaps Pot. Contamination	<b>~</b>
Overlaps Minerals Safeguarde	ed
Overlaps Minerals Safeguarded 100	m .

## 3078B Hey Beck Lane, Wakefield

## Conclusions

Issues and Options Summary

Green Belt site. SHLAA 3078 has been split into A and B. Site B has poorly defined boundaries and includes roads, dwellings, a sports club and St Marys Church and cemetery. The site relates poorly to the settlement and development would result in a significant incursion into Green Belt, in the strategic gap between Leeds and Kirklees.

Site affects others?

Sustainability summary

Significant negative - greenfield site, landscape and local distinctiveness. Minor negative - access to health and leisure, community participation, community cohesion (out of scale with settlement), ecology mitigation and waste. Minor positive - access t

Summary of reps

Anti

Greenbelt

Metro

Red Sites within the Core Public Transport Network

Table 5 below contains sites that are classified as 'Sites not considered suitable for allocation for housing' that fall within 400m of the current core bus network. From a public transport perspective, these sites (in principle) would be acceptable for housing development. For the larger sites, site specific mitigation would be required but it is unlikely that substantial bus service provision would be required at these sites (based on the current public transport network).

Distance to Core Network (Centre of site) Buses Per Hour Access to Primary Schools Access to Secondary Schools Access to Primary Health

220 4 Yes Yes Yes

Comments on phasing

**DPP Allocation** 

Not proposed as housing allocation

**DPP Allocation Conclusion** 

Green Belt site. SHLAA 3078 has been split into A and B. Site B has poorly defined boundaries and includes roads, dwellings, a sports club and St Marys Church and cemetery. The site relates poorly to the settlement and development would result in a significant incursion into Green Belt, in the strategic gap between Leeds and Kirklees.

# 3120 Dewsbury Road, Morley

Site Details			

	100070		407040	611	22.0	007	
Easting	428072	Northing	42/343	Site area ha	22.9	SP7	Major Settlement Extension
HMCA	Outer South	n West			Ward	Morley Sout	h

# **Site Characteristics**

Site type Mixed

On-site land uses

Agriculture

Storage

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

Topography	Sloping	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description

# **Greenbelt Assessment**

# 1. Check the unresticted sprawl of large built up areas

Would development lead to/cons	Would development lead to/constitue ribbon development?		
Would development result in an	isolated development?	No	
Is the site well connected to the	built up area?	No	
Would development round off th	No		
Is there a good existing barrier band the undeveloped land?	Yes		
Unrestricted Sprawl Conclusion High potential to lead to unrestri		cted sprawl	

# 2. Prevent neighbouring towns from merging

Would development lead	No	
Do features provide bound	No	
Coalescence Conclusion	No merging but would significantly reduce	e the green belt gap

# 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	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 pres	erve this character?			
Character Conclusion	No effect on the setting and special character of historic features			

# Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Site relates poorly to settlement. Development would reduce separation between Morley and Middleton. Road to east contains site but limited scope for further sprawl to north and south.

SHLAA conclusions					
Availability: Short (=	=<5 yrs)	Suitability:	LDF to determine	Achievability: Longterm (11+yrs)	
Summary of infra	structure provider	comments			
LCC Highways Com	ments				
Public transport access	sibility comments				Rank (1-5)
70% of site meets Cor	e Strategy standards ex	cept health and	local services		3
Access comments					
				d rely on adjacent sites - on Wide Lane, from gh an industrial estate or residential area	3
Local network comme	nts				
Likely to require off-si	te mitigation and cumula	ative impacts			4
Mitigation measures					Total score
		<u>I</u>			10
Highways site support					
yes with mitigation					
Contingent on other si	tes				
Contingent on other si	tos				
Contingent on other si	103				
Highways Agency					
Impact Minimal mate	erial impact Netv	vork Status	No objection subject to	satisfactory mitigation	
Potential for cumulation	ve impact in combination	n with other sites	s. If site still included a	t next sift assess as part of Dewsbury Road clust	er.
Network Rail					
Yorkshire Water					
Treatment Works	Knostrop				
Knostrop High and Lo	w level are large works v	which serve the	bulk of Leeds. There is	capacity for significant development at Knostrop	High and Low

# **Environment Agency**

Constraints

FZ1 over 1 ha and site is on top of an historic landfill site. See comments in main text of our response

contributions. The amount would be determined by a developer funded feasibility study.

level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide

Ecology support Supported  Ecology boundary  Education comments  Flood Risk Flood Zone 1  Utilities Gas  Electric  Fire and Rescue  Telecoms  Other English Heritage	LCC			
Ecology boundary  Education comments  Flood Risk Flood Zone 1  Utilities Gas  Electric  Fire and Rescue  Telecoms  Other English Heritage	Ecology support	Supported		
Education comments  Flood Risk Flood Zone 1  Utilities Gas  Electric  Fire and Rescue  Other English Heritage				
Flood Risk Flood Zone 1  Utilities Gas  Electric  Fire and Rescue  Telecoms  Other English Heritage	Ecology boundary			
Flood Risk Flood Zone 1  Utilities Gas  Electric  Fire and Rescue  Telecoms  Other English Heritage				
Flood Zone 1  Utilities Gas  Electric  Fire and Rescue  Telecoms  Other English Heritage	Education comments			
Flood Zone 1  Utilities Gas  Electric  Fire and Rescue  Telecoms  Other English Heritage				
Utilities Gas  Electric  Fire and Rescue  Telecoms  Other English Heritage				
Electric  Fire and Rescue  Telecoms  Other English Heritage	Flood Zone 1			
Electric  Fire and Rescue  Telecoms  Other English Heritage	Utilities			
Fire and Rescue  Telecoms  Other English Heritage	Gas			
Fire and Rescue  Telecoms  Other English Heritage				
Telecoms  Other English Heritage	Electric			
Telecoms  Other English Heritage				
Other English Heritage	Fire and Rescue			
Other English Heritage				
English Heritage	Telecoms			
English Heritage				
English Heritage	Oth an			
Noticed Contant	Liigiisii i iointage			
inatural England	Natural England	]		
Planning History Applications since 1/1/2009, covering more than 50% of the site	Planning History	Applications since 1/1/2009, covering more than 50% of the site		
App Number Proposal Decision % of site	App Number	Proposal	Decision	% of site

# Spatial relationships

# **UDP Designations**

N32 Greenbelt	99.99	% overlap
N34 PAS	0.01	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.03	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

# **Core Strategy**

Main Urban Area	0.00
Major Settlement	0.00
Minor Settlement	0.00
Overlaps Urban Extension	<b>~</b>

% overlap

# Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

# Other Spatial Relationship

LCC ownership %	0.11
Nearest train station	Morley
	,
Nearest train station distance (m)	1345.05
Nearest bus stop	11872
Nearest bus stop distance (m)	361.48
Agricultural classification	Grade 3
Overlaps SSSI	
•	
Overlaps SEGI	
Overlaps LNA	Ш
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	<b>✓</b>
Overlaps Public Right of Way	<b>✓</b>
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	<b>✓</b>
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<b>✓</b>
Overlaps Minerals Safeguarde	ed
Overlaps Minerals Safeguarded 100	m

## Conclusions

Issues and Options Summary

Green Belt site. The north western side of the site is separated from the existing residential area by a steep cutting with a small beck flowing through. The eastern side of the site is dominated by employment uses. The north eastern boundary is tree lined. Development would represent a significant incursion into Green Belt and set a precedent for further sprawl and pressure for release of adjacent sites to the southwest.

Site affects others?

Sustainability summary

Significant negative - greenfield site. Minor negative - access to health. Minor positive - access to greenspace, and flood risk.

Summary of reps

Anti

Greenbelt

Brownfield sites first

Metro

Red Sites within the Core Public Transport Network

Table 5 below contains sites that are classified as 'Sites not considered suitable for allocation for housing' that fall within 400m of the current core bus network. From a public transport perspective, these sites (in principle) would be acceptable for housing development. For the larger sites, site specific mitigation would be required but it is unlikely that substantial bus service provision would be required at these sites (based on the current public transport network).

Distance to Core Network (Centre of site)

Buses Per Hour

Access to Primary Schools

Access to Secondary Schools

Access to Secondary Schools

Access to Secondary Schools

Access to Secondary Schools

Yes

Yes

Comments on phasing

**DPP Allocation** 

Not proposed as housing allocation

**DPP Allocation Conclusion** 

Green Belt site. The north western side of the site is separated from the existing residential area by a steep cutting with a small beck flowing through. The eastern side of the site is dominated by employment uses. The north eastern boundary is tree lined. Development would represent a significant incursion into Green Belt and set a precedent for further sprawl and pressure for release of adjacent sites to the southwest.

# 3161 Acre Mount, Middleton

Site Details								
Easting	430529	Northing	427672	Site area ha		2.2	SP7	Main Urban Area Infill
HMCA	HMCA Outer South West				Ward	Middleton F	Park	

# **Site Characteristics**

Site type Brownfield

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	No

Description

# **Greenbelt Assessment - Not Required**

# 1. Check the unresticted sprawl of large built up areas

Would development lead to/consti			
Would development result in an is			
Is the site well connected to the built up area?			
Would development round off the settlement?			
Is there a good existing barrier between the existing urban area and the undeveloped land?			
Unrestricted Sprawl Conclusion			

# 2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?					
Do features provide boundaries to contain the development?					
Coalescence Conclusion					

# 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

# 4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?				
Can development pres				
Character Conclusion				

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

# 3161 Acre Mount, Middleton **SHLAA** conclusions Suitability: Suitable Availability: Short (early) Achievability: Short (=<5yrs) Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) 4 buses per hour, 100% primary & secondary education, 100% primary health, 20% employment 4 Access comments Access ok from Thorpe Road 5 Local network comments spare capacity 5 Total score Mitigation measures 14 Highways site support Contingent on other sites Contingent on other sites **Highways Agency** Impact No material impact **Network Status** No objection **Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Supported **Ecology support** Supported Ecology boundary **Education comments**

# 3161 Acre Mount, Middleton Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage

Planning History	Applications since 1/1/2009, covering more than 50% of the site		
App Number	Proposal	Decision	% of site
13/03678/EXT	Extension of time period for planning permission 10/02223/LA Outline application for the residential development comprising C3 (residential units) and C2 (residential institutions) for persons over 55		100
10/02223/LA	Outline application for the residential development comprising C3 (residential units) and C2 (residential institutions) for persons over 55	Α	100

# Spatial relationships

Natural England

<b>UDP Designations</b>		
N32 Greenbelt	% overlap	
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	
Scn. Ancient Mon.	0.00	

# **Core Strategy**

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
•	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>V</b>	

overlap

# **Regeneration Areas**

%	0.00	Inner South RA			
	0.00	LB Corridor RA			
	0.00	EASEL RA			
	0.00	Aire Valley RA			
	0.00	West Leeds Gateway			

# Other Spatial Relationship

LCC ownership %	94.80

# 3161 Acre Mount, Middleton

Nearest train station	Morley
Nearest train station distance (m)	3591.21
Nearest bus stop	3448
Nearest bus stop distance (m)	124.12
A suriou de una la cacificacei a	Lluban
Agricultural classification	urban
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	_
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Strat. Employment burier  Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
•	
Overlaps EA Flood Zone	<u> </u>
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	✓
Overlaps Minerals Safeguard	led
Overlaps Minerals Safeguarded 10	0m 🗆

# 3161 Acre Mount, Middleton

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	]
ouotamazinty ourinnary	
C	]
Summary of reps	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
	d planning permission or existing UDP allocation. Principle of residential development accepted

# 3185 Beech Works, Worrall Street, Morley

Site Details								
Easting	425802	Northing	427362	Site area ha		0.3	SP7	Major Settlement Infill
HMCA Outer South West					Ward	Morley Sou	th	

# **Site Characteristics**

Site type Brownfield

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	No

Description

# **Greenbelt Assessment - Not Required**

# 1. Check the unresticted sprawl of large built up areas

Would development lead to/consti				
Would development result in an is				
Is the site well connected to the built up area?				
Would development round off the				
Is there a good existing barrier between the existing urban area and the undeveloped land?				
Unrestricted Sprawl Conclusion				

# 2. Prevent neighbouring towns from merging

Would development lead		
Do features provide boundaries to contain the development?		
Coalescence Conclusion		

# 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area		
Does the site provide access to the countryside		
Does the site include local/national nature conservation areas (SSSIs		
Areas of protected/unprotected woodland/trees/hedgerows?		
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?		
Does the site contain buildings		
Are these buildings used for agricultural purposes?		

Encroachment Conclusion

# 4. Preserve the setting and special character of historic towns

Site within/adjacent to	ite within/adjacent to conservation area/listed building/historical features? Can development preserve this character?		
Can development pres			
Character Conclusion			

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

# 3185 Beech Works, Worrall Street, Morley **SHLAA** conclusions Availability: Short (=<5 yrs) Suitability: Suitable Achievability: Short (=<5yrs) Summary of infrastructure provider comments Highways Agency Impact Network Status Network Rail **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

r larning riistory	Applications since in 172000, obvering more than 5070 of the site						
App Number	Proposal	Decision	% of site				
11/02877/COND	Consent, agreement or approval required by conditions 3, 4, 7, 9, 10, 11, 12, 13, 14 and 17 of Planning Application 09/05/256/FU	Α	100				

3185	Beech Works, Worrall Street, Morley			
09/05256/FU	6 four bedroom houses and 5 three bedroom houses in 2 blocks with car parking	Α	100	

# Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

# Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	1.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>V</b>	

Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	

West Leeds Gateway

0.00

# Other Spatial Relationship

Cownership %	LCC ownership %					
ain station	Negrost train stat	Morley				
	Nearest train station  Nearest train station distance (m)					
` '	Nearest bus stop					
•	Nearest bus stop distance (m)					
	·					
al classification U	Agricultural classi	Urban				
Overlaps SSSI	Overla					

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	$\overline{\Box}$
Overlaps Pot. Contamination	<b>✓</b>
Overlaps Minerals Safeguarded	1 _

Overlaps Pot. Contamination
Overlaps Minerals Safeguarded
Overlaps Minerals Safeguarded 100m

# 3185 Beech Works, Worrall Street, Morley

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
ouotamaziiti ouminary	
C	
Summary of reps	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
	planning permission or existing UDP allocation. Principle of residential development accepted

# 3188 Corporation Street, Morley

Site Deta	ails						
Easting	426127	Northing	427564	Site area ha	0.4	SP7	Major Settlement Infill
HMCA Outer South West				Ward	Morley Sou	th	

#### **Site Characteristics**

Site type Brownfield

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	No

Description

# **Greenbelt Assessment - Not Required**

#### 1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

#### 2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?		
Do features provide boundaries to contain the development?		
Coalescence Conclusion		

#### 3. Assist in safeguarding the countryside from encroahment

	,	
Strong defensible boundary between site and urban area		
Does the site provide access to the countryside		
Does the site include local/	national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?		
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?		
Does the site contain buildi	ngs	
Are these buildings used fo	r agricultural purposes?	
Encroachment Conclusion		

# 4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?		
Can development pres	erve this character?	
Character Conclusion		

**App Number** 

10/02725/COND

Proposal

Consent, agreement or approval required by condition 13 of

Planning Application 09/01335/FU

# 3188 Corporation Street, Morley **SHLAA** conclusions Availability: Short (=<5 yrs) Achievability: Short (=<5yrs) Suitability: Suitable Summary of infrastructure provider comments **Highways Agency** Impact Network Status **Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Ecology support Ecology boundary **Education comments** Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England **Planning History** Applications since 1/1/2009, covering more than 50% of the site

Decision

Α

% of site

100

3188	Corporation Street, Morley		
09/01335/FU	Laying out of access and erection of 2 storey block of 22 two bedroom flats	A	100
10/01227/CO	D Consent, agreement or approval required by conditions 2, 3, 4, 5, 8, 11, 12 and 14 of Planning Application 09/01335/FU	Α	100

# Spatial relationships

<b>UDP Designations</b>		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy	

Main Urban Area	0.00	% overlap
Major Settlement	1.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>✓</b>	

Regeneration Areas
Redefiel attori Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

# Other Spatial Relationship

LCC ownership %	99.98
Nearest train station	Morley
Nearest train station distance (m)	,
Nearest bus stop	4682
Nearest bus stop distance (m)	169.86

# Agricultural classification Urban

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<b>✓</b>
Overlaps Minerals Safeguarded	d l

Overlaps Minerals Safeguarded
Overlaps Minerals Safeguarded 100m

# 3188 Corporation Street, Morley

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
Cummary of rone	
Summary of reps	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
	planning permission or existing UDP allocation. Principle of residential development accepted

# 3189 Bridge Street, Morley

Site Details							
Easting	426651	Northing	426912	Site area ha	0.3	SP7	Major Settlement Infill
HMCA	HMCA Outer South West			Ward	Morley Sou	th	

#### **Site Characteristics**

Site type Brownfield

On-site land uses

Vacant land

Neighbouring land uses

Dwellings

Residential institution

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

#### **Greenbelt Assessment - Not Required**

#### 1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

#### 2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	

Coalescence Conclusion

# 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

#### 4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?		
Can development pres		
Character Conclusion		

# **Outer South West** 3189 **Bridge Street, Morley SHLAA** conclusions Availability: Short (early) Suitability: Suitable Achievability: Short (=<5yrs) Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Good accessibility 5 Access comments Access from Bridge Street should be achievable 5 Local network comments Spare capacity but cumulative issues 4 Total score Mitigation measures 14 Highways site support yes Contingent on other sites Contingent on other sites **Highways Agency** Impact No material impact **Network Status** No objection

# Network Rail

#### **Yorkshire Water**

Treatment Works Knostrop

Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

#### **Environment Agency**

Constraints

FZ1 under 1 ha. See comments in main text of our response.

LCC	
Ecology support	Supported
Supported	

# 3189 Bridge Street, Morley

Ecology boundary

**Education comments** 

Flood Risk

Flood Zone 1. A small dia. public (combined) sewer crosses the site.

Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Planning History	Applications since 1/1/2009, covering more than 50% of the site
------------------	---

App Number	Proposal	Decision	% of site
14/04923/FU	Detached bungalow on vacant land	Α	100

# Spatial relationships

# **UDP Designations**

N32 Greenbelt 0.00 % overlap N34 PAS 0.00 **RL1 Rural Land** 0.00 N1 Greenspace 0.01 N1A Allotments 0.00 N5 Open Space 0.00 N6 Playing Pitch 0.00 N8 Urban Green Corridor 0.00 CC Shopping Quarter 0.00 **UDP City Centre** 0.00 S2S6 Town Centre 0.00 Proposed Local Centre 0.00 Overlaps N37 SLA

# Core Strategy

Main Urban Area	0.00	% overlap
Major Cattlement	1.00	
Major Settlement	1.00	
Minor Settlement	0.00	
Overlaps Urban Extension	~	

# **Regeneration Areas**

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

# Other Spatial Relationship

Sch. Ancient Mon.

LCC ownership %	0.00
-----------------	------

0.00

# 3189 Bridge Street, Morley

Nearest train statio	n	Morley
Nearest train station distance	e (m)	1234.73
Nearest bus	stop	7351
Nearest bus stop distanc	e (m)	51.61
Agricultural classific	cation	Jrban
Overlaps	SSSI	
Overlaps		
Overlap:	s LNA	
Overlap	s LNR	
Overlaps Conservation	Area	
Overlaps Listed Bu	ilding	
Overlaps Strat. Employment I	ouffer	
Overlaps Public Right of	f Way	
Overlaps SFRA Flood	Zone	
Overlaps EA Flood	Zone	
Overlaps HSE Major H	azard	
Overlaps HSE Gas Pi	peline	
Overlaps Pot. Contamir	nation	<b>✓</b>
Overlaps Minerals Safe	guarde	d
Overlaps Minerals Safeguard	ed 100r	n 🗍

#### 3189 Bridge Street, Morley

#### Conclusions

Issues and Options Summary

Former school site in residential area with expired planning permission for housing development. Residential development therefore considered acceptable in principle.

Site affects others?

Sustainability summary

Significant positive - brownfield site, greenhouse emissions, flood risk and accessibility. Minor positive - access to schools, health, leisure and greenspace, community participation and transport network.

Summary of reps

Pro

Suitable and available for housing growth

Metro

Green and Amber Sites within the Core Public Transport Network

Table 4 below contains sites that are classified as 'Sites which have potential to be allocated for housing' and 'Sites which have potential but issues or not as favoured as green sites' that fall within 400m of the current core bus network.

The sites in this list are supported for housing growth.

Site specific mitigation would be required but it is unlikely that substantial bus service provision would be required at these sites (based on the current public transport network)

From a public transport perspective, we would encourage the prioritisation of these sites based on the proximity to the core public transport network and the bus service frequency levels.

Distance to Core Network (Centre of site)

Buses Per Hour

Access to Primary Schools

Access to Secondary Schools

Access to Primary Schools

Primary Health

123

4

Yes

Yes Yes Yes

Comments on phasing

**DPP Allocation** 

Not proposed as housing allocation

**DPP Allocation Conclusion** 

Former school site in residential area with expired planning permission for housing development. Residential development therefore considered acceptable in principle.

# 3199 Cottingley Gate, LS11

Site Details							
Easting	427665	Northing	430235	Site area ha	0.3	SP7	Main Urban Area Infill
HMCA	Outer South West				Ward	Beeston an	d Holbeck

#### **Site Characteristics**

Sito typo	Prownfield
Site type	Brownfield

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	No

Description
-------------

# **Greenbelt Assessment - Not Required**

#### 1. Check the unresticted sprawl of large built up areas

Would development lead to/cons		
Would development result in an i		
Is the site well connected to the built up area?		
Would development round off the		
Is there a good existing barrier between the existing urban area and the undeveloped land?		
Unrestricted Sprawl Conclusion		

#### 2. Prevent neighbouring towns from merging

Would development lead	
Do features provide bound	
Coalescence Conclusion	

# 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary	
Does the site provide access	
Does the site include local/	
Areas of protected/unprote	
Site includes Grade 1, Grad	
Does the site contain buildi	
Are these buildings used fo	
Encroachment Conclusion	L

# 4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?			
Can development pres			
Character Conclusion			

# 3199 **Cottingley Gate, LS11 SHLAA** conclusions Availability: Short (=<5 yrs) Suitability: Suitable Achievability: Short (=<5yrs) Summary of infrastructure provider comments Highways Agency Impact Network Status **Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Ecology support Ecology boundary Education comments Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England Planning History Applications since 1/1/2009 covering more than 50% of the site

Plaining History	Applications since 1/1/2009, covering more than 50 % of the site			
App Number	Proposal	Decision	% of site	
11/02106/COND	Consent, agreement or approval required by conditions 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 and 20 of Planning Application 21/359/05/OT	Α	100	

# 3199 Cottingley Gate, LS11

# Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	2.94	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	

**~** 

Overlaps Urban Extension

Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	
-		

# Other Spatial Relationship

Other Spatial Kelationsin	Р
LCC ownership %	100.00
Nearest train station	Cottingley
Nearest train station distance (m)	325.60
Nearest bus stop	7164
Nearest bus stop distance (m)	174.85
Agricultural classification	Urban
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<b>✓</b>
Overlaps Minerals Safeguard	ed

Overlaps Minerals Safeguarded 100m

# 3199 Cottingley Gate, LS11

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	]
ouotamazinty ourinnary	
C	]
Summary of reps	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
	d planning permission or existing UDP allocation. Principle of residential development accepted

# 3212 Common Lane, East Ardsley

Site Deta	ails							
Easting	430277	Northing	426269	Site area ha	0.3	3	SP7	Smaller Settlement Infill
HMCA	HMCA Outer South West		W	Vard	Ardsley and	Robin Hood		

#### **Site Characteristics**

Sito typo	Prownfield
Site type	Brownfield

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	No

Descri	ption

# **Greenbelt Assessment - Not Required**

#### 1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?		
Would development result in an is		
Is the site well connected to the b	ouilt up area?	
Would development round off the		
Is there a good existing barrier be and the undeveloped land?		
Unrestricted Sprawl Conclusion		

# 2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?		
Do features provide bound		
Coalescence Conclusion		

#### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary		
Does the site provide acces		
Does the site include local/	national nature conservation areas (SSSIs	
Areas of protected/unprote		
Site includes Grade 1, Grad		
Does the site contain buildings		
Are these buildings used fo		
Encroachment Conclusion		

# 4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?			
Can development pres			
Character Conclusion			

# 3212 Common Lane, East Ardsley **SHLAA** conclusions Availability: Short (=<5 yrs) Suitability: Suitable Achievability: Short (=<5yrs) Summary of infrastructure provider comments Highways Agency Impact Network Status **Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Ecology support Ecology boundary Education comments Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England Planning History Applications since 1/1/2009 covering more than 50% of the site

Planning History	Applications since 1/1/2009, covering more than 50% of the site			
App Number	Proposal	Decision	% of site	
10/01592/EXT	Extension of Time Period for Planning application 07/04503/FU (Laying out of access and erection of 14 houses with landscaping)	Α	90	

#### 3212 Common Lane, East Ardsley 11/9/00184/MOD Extension of Time Period for Planning application M04 90 07/04503/FU (Laying out of access and erection of 14 houses with landscaping)NON MATERIAL AMENDMENT TO 10/01592/EXT: Rear Garden / Boundary Works to Plots 2, 4 & 6 11/9/00090/MOD Extension of Time Period for Planning application M01 90 07/04503/FU (Laying out of access and erection of 14 houses with landscaping)NON-MATERIAL AMENDMENT TO 10/01592/EXT: Alterations to fenestration and elevations; relocation of entrance doors to plots 5 & 6; increase to height of plots 1, 2, 3, 8, 9, 10, 11 & 12 and addition of rooflights to provide accommodation in **SPL** 11/01417/COND Consent, agreement or approval required by conditions 3, 4, 90 8, 13, 14, 15, 16 and 17 of Planning Application 10/01592/EXT R 11/03531/COND Consent, agreement or approval required by condition 18 of 90 Planning Application 10/01592/EXT

#### Spatial relationships

# **UDP Designations**

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

# **Core Strategy**

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	1.00	
Overlaps Urban Extension	<b>~</b>	

# **Regeneration Areas**

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

# Other Spatial Relationship

LCC ownership	0.00	
Nearest train station		Morley
Nearest train station distance (r	m)	3787.34
Nearest bus st	ор	5855
Nearest bus stop distance (r	m)	65.83

Agricultural classification Grade 3

# 3212 Common Lane, East Ardsley

Overlaps SSSI
Overlaps SEGI
Overlaps LNA
Overlaps LNR
Overlaps Conservation Area
Overlaps Listed Building
Overlaps Strat. Employment buffer
Overlaps Public Right of Way
Overlaps SFRA Flood Zone
Overlaps EA Flood Zone
Overlaps HSE Major Hazard
Overlaps HSE Gas Pipeline
Overlaps Pot. Contamination
Overlaps Minerals Safeguarded
Overlaps Minerals Safeguarded 100m

# 3212 Common Lane, East Ardsley

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	1
Summary of reps	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	]
	d planning permission or existing UDP allocation. Principle of residential development accepted

# 3214 Batley Road, W Ardsley

Site Details								
Easting	427894	Northing	424535	Site area ha		0.3	SP7	Smaller Settlement Infill
HMCA Outer South West			Ward	Ardsley and	Robin Hood			

#### **Site Characteristics**

Sito typo	Brownfield
Site type	DIOWITTEIU

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	No

Descri	ption

# **Greenbelt Assessment - Not Required**

#### 1. Check the unresticted sprawl of large built up areas

Would development lead to/const		
Would development result in an is		
Is the site well connected to the I		
Would development round off the		
Is there a good existing barrier be and the undeveloped land?		
Unrestricted Sprawl Conclusion		

# 2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?		
Do features provide boundaries to contain the development?		
Coalescence Conclusion		

#### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area		
Does the site provide access to the countryside		
Does the site include local/national nature conservation areas (SSSIs		
Areas of protected/unprotected woodland/trees/hedgerows?		
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?		
Does the site contain buildi	ngs	
Are these buildings used fo	r agricultural purposes?	
Encroachment Conclusion		

# 4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?		
Can development preserve this character?		
Character Conclusion		

# 3214 Batley Road, W Ardsley **SHLAA** conclusions Availability: Short (=<5 yrs) Suitability: Suitable Achievability: Short (=<5yrs) Summary of infrastructure provider comments **Highways Agency** Impact Network Status **Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Ecology support Ecology boundary Education comments Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England **Planning History** Applications since 1/1/2009, covering more than 50% of the site

Planning Firstory Applications since 1/1/2005, covering more than 50 / 0 of the site			
App Number	Proposal	Decision	% of site
11/02535/COND	Consent, agreement or approval required by conditions 3, 6, 7, 8, 9, 10, 11, 14, 16, 17, 18, 19 and 20 of Planning Application 10/05628/FU	SPL	99

3214 Batley Road, W Ardsley					
11/9/00266/MOD	New access and erection of five 5 bedroom detached houses with integral, attached and detached garages to vacant land NON MATERIAL AMENDMENT to 10/05628/FU: Alteration to road layout	M01	99		
10/05628/FU	New access and erection of five 5 bedroom detached houses with integral, attached and detached garages to vacant land	Α	99		

# Spatial relationships

UDP	Design	nations
	9	

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

# Core Strategy

Main Urban Area 0.0	00 % overlap
Major Settlement 0.0	00
Minor Settlement 1.0	00
Overlaps Urban Extension	

# **Regeneration Areas**

Inner South RA	0.00	% overla
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

# Other Spatial Relationship

LCC ownership 9	6 0.00
Nearest train station	Morley
Nearest train station distance (m	,
Nearest bus sto	p 4890
Nearest bus stop distance (m	60.72

# Agricultural classification Grade 3

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	<b>✓</b>
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<b>✓</b>
Overlaps Minerals Safeguarde	ed

	Overlaps EA Flood Zone
$\overline{\Box}$	Overlaps HSE Major Hazard
	Overlaps HSE Gas Pipeline
<b>~</b>	Overlaps Pot. Contamination
	Overlaps Minerals Safeguarded
	Overlaps Minerals Safeguarded 100m

# 3214 Batley Road, W Ardsley

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	]
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C	]
Summary of reps	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
	d planning permission or existing UDP allocation. Principle of residential development accepted

# 3216 Wakefield Road, Drighlington

Site Details							
Easting	422918	Northing	428627	Site area ha	0.3	SP7	Smaller Settlement Infill
HMCA	Outer South	n West		·	Ward	Morley Nor	th

#### **Site Characteristics**

Site type Brownfield

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	No

Description

# **Greenbelt Assessment - Not Required**

#### 1. Check the unresticted sprawl of large built up areas

Would development lead to/cons		
Would development result in an i		
Is the site well connected to the		
Would development round off the		
Is there a good existing barrier b and the undeveloped land?	etween the existing urban area	
Unrestricted Sprawl Conclusion		

#### 2. Prevent neighbouring towns from merging

Would development lead		
Do features provide bound		
Coalescence Conclusion		

#### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary	
Does the site provide acces	
Does the site include local/	
Areas of protected/unprote	
Site includes Grade 1, Grad	
Does the site contain buildi	
Are these buildings used fo	
Encroachment Conclusion	

# 4. Preserve the setting and special character of historic towns

Site within/adjacent to		
Can development pres		
Character Conclusion		

# 3216 Wakefield Road, Drighlington **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

#### 3216 Wakefield Road, Drighlington

# Spatial relationships

0.00	% overlap
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00

# **Core Strategy**

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	1.00	
Overlaps Urban Extension	<b>✓</b>	

% overlap

# **Regeneration Areas**

Inner South RA	0.00
LB Corridor RA	0.00
EASEL RA	0.00
Aire Valley RA	0.00
West Leeds Gateway	0.00

# Other Spatial Relationship

LCC ownership	0.00	
Nearest train station		Morley
Nearest train station distance	(m)	4080.24
Nearest bus s	top	2424
Nearest bus stop distance	(m)	87.67
Agricultural classifica	tion	Urban
	2001	
Overlaps S	SSI	

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	<b>✓</b>
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<b>✓</b>
Overlaps Minerals Safeguarded	
Overlaps Minerals Safeguarded 100m	

Overlaps Minerals Safeguarded
Overlaps Minerals Safeguarded 100m

# 3216 Wakefield Road, Drighlington

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 expire	d planning permission or existing UDP allocation. Principle of residential development accepted

# 3218 18 Bradford Road, Gildersome

Site Details								
Easting	424004	Northing	428271	Site area ha		0.3	SP7	Smaller Settlement Infill
HMCA	HMCA Outer South West					Ward	Morley Nort	th

#### **Site Characteristics**

Sito typo	Brownfield
Site type	DIOWITTEIU

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	No

Description
-------------

# **Greenbelt Assessment - Not Required**

#### 1. Check the unresticted sprawl of large built up areas

Would development lead to/cons			
Would development result in an i			
Is the site well connected to the built up area?			
Would development round off the			
Is there a good existing barrier between the existing urban area and the undeveloped land?			
Unrestricted Sprawl Conclusion			

#### 2. Prevent neighbouring towns from merging

Would development lead	
Do features provide bound	
Coalescence Conclusion	

#### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary				
Does the site provide acces				
Does the site include local/				
Areas of protected/unprote				
Site includes Grade 1, Grad				
Does the site contain buildings				
Are these buildings used fo				
Encroachment Conclusion				

# 4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?			
Can development pres			
Character Conclusion			

3218	18 Bradford Road, G	ildersome			
SHLAA conclu	isions				
Availability:	Short (=<5 yrs)	Suitability:	Suitable	Achi	evability: Short (=<5yrs)
Summary of	f infrastructure prov	vider comments			
Highways Ag Impact	ency	Network Status			
impact		Network Status			
Network Rail					
Yorkshire Wa	nter				
Treatment Wor					
	·				
Environment	Agency				
Constraints					
LCC					
Ecology suppor	t				
Facility is become de					
Ecology bounda	ary				
Education comr	ments				
Education com	nents				
Flood Risk					
Utilities					
Gas					
	'				
Electric					
Fire and Rescue	)				
Telecoms					
Other					
English Heritag	e				
Note and Foredown					
Natural England	J				
Planning Hist	ory Applications since	1/1/2009, covering mor	re than 50% of the site		
App Number	Proposal			Decision	% of site

#### 3218 18 Bradford Road, Gildersome

# Spatial relationships

UDP Designations		
N32 Greenbelt	0.01	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

# **Core Strategy**

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	1.00	
Overlaps Urban Extension	<b>✓</b>	

% overlap

# **Regeneration Areas**

Inner South RA	0.00
LB Corridor RA	0.00
EASEL RA	0.00
Aire Valley RA	0.00
West Leeds Gateway	0.00

# Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Morley
Nearest train station distance (m)	2964.71
Nearest bus stop	13819
Nearest bus stop distance (m)	258.55

# Agricultural classification Grade 3

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	$\overline{\Box}$
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<u> </u>
Overlaps Minerals Safeguarded	

Overlaps Minerals Safeguarded
Overlaps Minerals Safeguarded 100m

# 3218 18 Bradford Road, Gildersome

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
Summary of reps	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development acce	pted

# 3222 Blackgates, Bradford Road, Tingley

Site Details							
Easting	428481	Northing	426036	Site area ha	0.3	SP7	Smaller Settlement Infill
HMCA	Outer South	n West			Ward	Ardsley and	Robin Hood

#### **Site Characteristics**

Site type Brownfield

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	No

Description

# **Greenbelt Assessment - Not Required**

#### 1. Check the unresticted sprawl of large built up areas

Would development lead to/cons	titue ribbon development?	
Would development result in an i		
Is the site well connected to the built up area?		
Would development round off the		
Is there a good existing barrier between the existing urban area and the undeveloped land?		
Unrestricted Sprawl Conclusion		

#### 2. Prevent neighbouring towns from merging

Would development lead	
Do features provide bound	
Coalescence Conclusion	

#### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary	
Does the site provide acces	
Does the site include local/	
Areas of protected/unprote	
Site includes Grade 1, Grad	
Does the site contain buildi	
Are these buildings used fo	
Encroachment Conclusion	

# 4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?		
Can development pres		
Character Conclusion		

**App Number** 

10/00256/COND

Proposal

Consent, agreement or approval required by conditions 2

and 4 of Planning Application 08/06657/FU

# 3222 Blackgates, Bradford Road, Tingley **SHLAA** conclusions Availability: Short (=<5 yrs) Achievability: Short (=<5yrs) Suitability: Suitable Summary of infrastructure provider comments **Highways Agency** Impact Network Status **Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Ecology support Ecology boundary Education comments Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England **Planning History** Applications since 1/1/2009, covering more than 50% of the site

Decision

Α

% of site

51

# 3222 Blackgates, Bradford Road, Tingley 09/02678/FU Substitution of semi-detached dwellings plots 7 and 8 and with 1 detached 6 bedroom house A 51

# Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

# Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	1.00	
Overlaps Urban Extension		
'	V	

# **Regeneration Areas**

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

# Other Spatial Relationship

0.00	LCC ownership %
Morley	Nearest train station
2566.31	Nearest train station distance (m)
10891	Nearest bus stop
52.18	Nearest bus stop distance (m)
Grade 3	Agricultural classification
	Overlaps SSSI
	Overlaps SEGI
	Overlaps LNA
	Overlaps LNR
	Overlaps Conservation Area
	Overlaps Listed Building
<b>✓</b>	Overlaps Strat. Employment buffer
	Overlaps Public Right of Way
	Overlaps SFRA Flood Zone
	Overlaps EA Flood Zone
	Overlaps HSE Major Hazard
	Overlaps HSE Gas Pipeline
	Overlaps Pot. Contamination

Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m

## 3222 Blackgates, Bradford Road, Tingley

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
Summary of reps	
Summary of Teps	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
	planning permission or existing UDP allocation. Principle of residential development accepted

## 3224 Hilltop Gar, Victoria Road, Churwell

Site Deta	Site Details						
Easting	426065	Northing	428291	Site area ha	0.3	SP7	Major Settlement Infill
HMCA	Outer South West			Ward	Morley Nor	th	

#### **Site Characteristics**

Site type Brownfield

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	No

Description

## **Greenbelt Assessment - Not Required**

#### 1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?				
Would development result in an is				
Is the site well connected to the built up area?				
Would development round off the settlement?				
Is there a good existing barrier between the existing urban area and the undeveloped land?				
Unrestricted Sprawl Conclusion				

#### 2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?			
Do features provide boundaries to contain the development?			
Coalescence Conclusion			

#### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

## 4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?			
Can development preserve this character?			
Character Conclusion			

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

# 3224 Hilltop Gar, Victoria Road, Churwell **SHLAA** conclusions Availability: Short (=<5 yrs) Suitability: Suitable Achievability: Short (=<5yrs) Summary of infrastructure provider comments **Highways Agency** Network Status Impact **Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Ecology support Ecology boundary Education comments Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England **Planning History** Applications since 1/1/2009, covering more than 50% of the site

Flairling History	Applications since 1/1/2009, covering more than 50/8 of the site				
App Number	Proposal	Decision	% of site		
09/9/00081/MOD	Erection of 13 four bedroom terrace houses with integral garagesNON MATERIAL AMENDMENT: Reduction of car parking by one space and associated landscaping	M01	98		

3224 Hilltop Gar	Victoria	Road, Chur	well		
gara	gesNON M/ erials from s	ATERIAL AMEI	race houses with integral NDMENT: Change of boundary wall to Victoria	M04	98
Spatial relationships					
UDP Designations		1	Core Strategy		
N32 Greenbelt	0.00	% overlap	Main Urban Area	0.00	% overlap
N34 PAS	0.00		Major Settlement	1.00	
RL1 Rural Land	0.00		Minor Settlement	0.00	
N1 Greenspace	0.00		Overlaps Urban Extension	<b>✓</b>	
N1A Allotments	0.00				
N5 Open Space	0.00		<b>Regeneration Areas</b>		
N6 Playing Pitch	0.00			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 S2S6 Town Centre	0.00		EASEL RA	0.00	
Proposed Local Centre	0.00		Aire Valley RA	0.00	
Overlaps N37 SLA	0.00		West Leeds Gateway	0.00	
Overlaps No7 SLA					
Sch. Ancient Mon.	0.00				
<b>Other Spatial Relat</b>	ionship				
100	11 0/	2.22			
LCC owner	rsnip %	0.22			
Nearest train stat	ion	Morley			
Nearest train station distar	nce (m)	918.47			
Nearest b	us stop	2671			
Nearest bus stop distar	nce (m)	30.04			
	C				
Agricultural classi	rication Urt	oan			
Overla	ps SSSI				
	os SEGI				
	aps LNA				
	aps LNR				
Overlaps Conservati	-				
Overlaps Listed I					
Overlaps Strat. Employmen					
Overlaps Public Right					
Overlaps SFRA Floo					
Overlaps EA Floo					
Overlaps HSE Major					
Overlaps HSE Gas					
Overlaps Pot. Contan					
·		_			
Overlaps Minerals Safague					
Overlaps Minerals Safegua	uea Tuum	1 1			

## 3224 Hilltop Gar, Victoria Road, Churwell

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
ouotamaziiti ouminary	
C	
Summary of reps	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
	planning permission or existing UDP allocation. Principle of residential development accepted

## 3311 Land at off Gascoigne Road

Site Deta	ails						
Easting	431515	Northing	426244	Site area ha	7.3	SP7	Other Rural Extension
HMCA	Outer South West			Ward	Ardsley and	Robin Hood	

#### **Site Characteristics**

C!1 - 1	Greenfield
SITE TUNE	I - reentield

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	No

Description
-------------

## **Greenbelt Assessment**

#### 1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?		
Would development result in an i		
Is the site well connected to the I		
Would development round off the settlement?		
Is there a good existing barrier between the existing urban area and the undeveloped land?		
Unrestricted Sprawl Conclusion		

## 2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?		
Do features provide boundaries to contain the development?		
Coalescence Conclusion		

#### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary		
Does the site provide acces		
Does the site include local/national nature conservation areas (SSSIs		
Areas of protected/unprote		
Site includes Grade 1, Grad		
Does the site contain buildings		
Are these buildings used for agricultural purposes?		
Encroachment Conclusion		

## 4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?		
Can development preserve this character?		
Character Conclusion		

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

# 3311 Land at off Gascoigne Road **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

## 3311 Land at off Gascoigne Road

## 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		
Sch. Ancient Mon.	0.00	

Core	Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>✓</b>	

% overlap

Inner South RA	0.00
LB Corridor RA	0.00
EASEL RA	0.00
Aire Valley RA	0.00
West Leeds Gateway	0.00

# Other Spatial Relationship

LCC ownership	% 0.00
Nearest train station	Morley
Nearest train station distance (r	
Nearest bus sto	,
Nearest bus stop distance (r	•
Agricultural classification	on Grade 2
Overlaps SS	SI
Overlaps SE	GI
Overlaps LN	JA
Overlaps LN	IR
Overlaps Conservation Are	ea
Overlaps Listed Buildin	ng 🗌
Overlaps Strat. Employment buff	er
Overlaps Public Right of W	ay
Overlaps SFRA Flood Zor	ne
Overlaps EA Flood Zor	ne
Overlaps HSE Major Haza	rd
Overlaps HSE Gas Pipelii	ne 🗀
Overlaps Pot. Contamination	on 🗸
Overlaps Minerals Safegua	arded

Overlaps Minerals Safeguarded 100m

## 3311 Land at off Gascoigne Road

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
Summary of reps	
It is not clear why other sites are particle and the development of this site would a more sustainable community.  Against Development	nsion with Gascoigne Road forming a natural boundary for the settlement. oreferred to 3311.
Statutory	
Comments on phasing	
DPP Allocation	
Not proposed as housing allocation	
DPP Allocation Conclusion	
not within settlement hierarchy	

## 3313 Batley Road

Site Details							
Easting	429457	Northing	423278	Site area ha	5.7	SP7	Other
HMCA Outer South West		Ward	Ardsley and	Robin Hood			

#### **Site Characteristics**

Site type	Greenfield
JILC LYPE	Orcomitoid

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	No

Descri	ption

## **Greenbelt Assessment**

#### 1. Check the unresticted sprawl of large built up areas

Would development lead to/consti		
Would development result in an is		
Is the site well connected to the b		
Would development round off the		
Is there a good existing barrier be and the undeveloped land?		
Unrestricted Sprawl Conclusion		

## 2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?			
Do features provide bound			
Coalescence Conclusion			

#### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary		
Does the site provide acces		
Does the site include local/		
Areas of protected/unprote		
Site includes Grade 1, Grad		
Does the site contain buildings		
Are these buildings used fo		
Encroachment Conclusion		

## 4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?		
Can development pres		
Character Conclusion		

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

# **Outer South West** 3313 **Batley Road 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

English Heritage

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

Other

App Number Proposal Decision % of site

## 3313 Batley Road

## Spatial relationships

UDP Designations		
N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<b>✓</b>	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>✓</b>	

% overlap

## **Regeneration Areas**

Inner South RA	0.00
LB Corridor RA	0.00
EASEL RA	0.00
Aire Valley RA	0.00
West Leeds Gateway	0.00

# Other Spatial Relationship

LCC ownership %	0.00	

Nearest train station	Morley
Nearest train station distance (m)	5433.94
Nearest bus stop	14324
Nearest bus stop distance (m)	166.37

## Agricultural classification Grade 3

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	<b>✓</b>
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	
	_

Overlaps Minerals Safeguarded
Overlaps Minerals Safeguarded 100m

## 3313 Batley Road

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	

#### 3320 Land off Middleton Lane, LS10 4GY

Site Detail	ls
-------------	----

Easting	431484	Northing	427299	Site area ha	27.8	SP7	Main Urban Area Extension
HMCA Outer South West		Ward	Ardsley and	Robin Hood			

#### **Site Characteristics**

Site type Greenfield

On-site land uses

Agriculture

**Unmanaged Forest** 

Neighbouring land uses

Agriculture

Unmanaged Forest

Other land uses - None

Topography	Flat	Landscape	Significant Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description

## **Greenbelt Assessment**

#### 1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	No
Would development result in an isolated development?	Yes
Is the site well connected to the built up area?	No
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	Yes
Unrestricted Sprawl Conclusion High potential to lead to unrestri	cted sprawl

## 2. Prevent neighbouring towns from merging

Would development lead	Yes
Do features provide boun	No
Coalescence Conclusion	e the green belt gap

#### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	Yes
Does the site provide access to the countryside	Yes
Does the site include local/national nature conservation areas (SSSIs	No
Areas of protected/unprotected woodland/trees/hedgerows?	Yes
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	Yes
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	No

Encroachment Conclusion Site performs an important role in safeguarding from encroachment

## 4. Preserve the setting and special character of historic towns

Site within/adjacent to	conservation area/listed building/historical features?	No	
Can development pres	erve this character?		
Character Conclusion No effect on the setting and special character of historic feature			

## 3320 Land off Middleton Lane, LS10 4GY

FZ1 over 1 ha. See comments in main text of our response.

# Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Large site that relates poorly to settlement. Contained to the north by trees but would reduce separation between settlement and Middleton, potential for additional sprawl to east and west.

SHLAA conclusions					
Availability: Short (=	=<5 yrs)	Suitability:	LDF to determine	Achievability: Longterm (11+yrs)	
Summary of infra	structure provide	rcomments			
LCC Highways Com	ments				
Public transport access	sibility comments				Rank (1-5)
Public Transport not in	n line with Core Strategy	standards and h	as a lack in local service	s	2
Access comments		]			
Access from Middeltor	n Lane				5
Local network comme	nts	]			
Spare capacity but cur	nulative issues				4
Mitigation measures		]			Total score
					11
Highways site support		]			
No					
Contingent on other si	tes				
0 11 1 11		1			
Contingent on other si	tes				
Highways Agency					
Impact	Netv	work Status	Likely to require signific	ant physical mitigation	
Network Rail					
Yorkshire Water					
Treatment Works	Caldervale				
with Yorkshire Water's forthcoming AMP(6) v investment. It is partic account available sew	s Asset Management Pla vill run from April 2015 f cularly important that si erage and WwTW capac	ins (AMP) to ensuito March 2020. Plates which representity. If a develope	ure the necessary infrast hasing is one method usent a 10% or greater incer wants to bring a site for	nnect to the public sewer system needs to be co- ructure and capacity can be provided to serve th led to ensure sites are brought forward in line wi rease in population served by the works should to orward before YW have completed any planned unt would be determined by a developer funded	e site. The ith YW's take into
<b>Environment Agend</b>	су				
Constraints					

# 3320 Land off Middleton Lane, LS10 4GY LCC **Ecology support** Supported with mitigation Supported with mitigation to protect and enhance the wildife corridor function of the Woodkirk Beck - including providing a 20 metre buffer both sides of the beck and creation of at least one wildlife pond to benefit Water Voles. Water Voles to consider. Ecology boundary Supported with mitigation if Red hatched areas are excluded and the boundary is amended as per Drawing RM/3320. Mitigation will still be required to protect and enhance the boundaries adjacent to all woodland - providing a minimum 20 metre buffer to be planted with native shrubs and small trees. The woodland areas should not be broken up by roads or other development (any existing gaps should be planted up to provide a coherent ecological network rather than used for access). A minimum 20 metre buffer should also be provided along the Throstle Carr Beck which runs along the northern boundary. **Education comments** Flood Risk Flood Zone 1 **Utilities** Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England **Planning History** Applications since 1/1/2009, covering more than 50% of the site **App Number Proposal** Decision % of site

Spatial relationships

**UDP Designations** 

**Core Strategy** 

## 3320 Land off Middleton Lane, LS10 4GY

N32 Greenbelt	99.99	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
ps Urban Extension	<b>/</b>	
_		

## Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

## Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Morley
Nearest train station distance (m)	4590.54
Nearest bus stop	2849
Nearest bus stop distance (m)	463.33
Agricultural classification	Grade 2
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	<b>✓</b>
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	<b>✓</b>
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	$\bar{\Box}$
Overlaps HSE Major Hazard	$\overline{\Box}$
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<u></u>
Overlaps Minerals Safeguarde	ed
Overlaps Minerals Safeguarded 100	m

#### 3320 Land off Middleton Lane, LS10 4GY

#### Conclusions

Issues and Options Summary

Green Belt site. The site is unrelated to the settlement. Development would represent a significant incursion into Green Belt of a scale out of keeping with Thorpe on the Hill to the south, and would set a precedent for further unrestricted sprawl.

Site affects others?

Sustainability summary

Significant negative - community cohesion (significantly out of scale with settlement), greenfield site and ecology objection. Minor negative - access to schools, health and leisure, community participation, greenhouse emissions, transport network and acc

Summary of reps

Pro Development

Could be included as amber

Green belt it is adjacent to existing built developments on the edge of Middleton

Phasing - Medium to long term. Better classified as amber. Stand alone site that can be developed without risk of coalescence.

Relates well to settlement pattern and not as drawn an isolated allocation for which see plan to be annexed

Anti Development

Retain distance between settlements.

Agree with red allocation.

Statutory

The site falls outside 400m of the current core bus network. Consideration needs to be given to if this site would be able to meet the LDF public transport accessibility requirements should housing be brought forward. We agree that these sites would not be suitable for housing development.

Comments on phasing

**DPP Allocation** 

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. The site is unrelated to the settlement. Development would represent a significant incursion into Green Belt of a scale out of keeping with Thorpe on the Hill to the south, and would set a precedent for further unrestricted sprawl.

#### 3350 309 Leeds Road Lofthouse

Site Details								
Easting	432989	Northing	426459	Site area ha		0.3	SP7	Smaller Settlement Infill
HMCA	MCA Outer South West			Ward	Ardsley and	Robin Hood		

#### **Site Characteristics**

Site type Greenfield

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	No

Description

## **Greenbelt Assessment - Not Required**

#### 1. Check the unresticted sprawl of large built up areas

Would development lead to/cons		
Would development result in an i		
Is the site well connected to the built up area?		
Would development round off the settlement?		
Is there a good existing barrier between the existing urban area and the undeveloped land?		
Unrestricted Sprawl Conclusion		

#### 2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?			
Do features provide bound			
Coalescence Conclusion			

#### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary		
Does the site provide acces		
Does the site include local/		
Areas of protected/unprote		
Site includes Grade 1, Grad		
Does the site contain buildings		
Are these buildings used fo		
Encroachment Conclusion		

## 4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?			
Can development pres			
Character Conclusion			

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

09/03575/OT

Outline Application for the erection of 5 four bedroom

detached houses with integral garages to garden site

# 3350 309 Leeds Road Lofthouse **SHLAA** conclusions Availability: Short (=<5 yrs) Achievability: Short (=<5yrs) Suitability: Suitable Summary of infrastructure provider comments **Highways Agency** Impact Network Status **Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Ecology support Ecology boundary Education comments Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England **Planning History** Applications since 1/1/2009, covering more than 50% of the site **App Number** Proposal Decision % of site

W

100

3350 309	Leeds Road Lofthouse			
14/00924/COND	Consent, agreement or approval required by condition 4 of Planning Application 13/03337/FU		96	
14/01006/COND	Consent, agreement or approval required by conditions 1, 2, 6, 7, $$		96	
14/00923/COND	Consent, agreement or approval required by conditions 3, 4, 7, 14, 15, 16, 17, 21 and 23 of Planning Application 12/02655/FU	INT	96	
13/9/00139/MOD	5 detached houses NON MATERIAL AMENDMENT to 12/02655/FU: Slight adjustment to position of garages and associates driveways to plot 3 and 4	M01	96	
12/02655/FU	5 detached houses	Α	96	
12/05243/COND	Consent, agreement or approval required by conditions 3, 5, 11, 13 and 20 of Planning Application 12/02655/FU	Α	96	
10/05203/OT	Outline Application for the erection of 5 four bedroom detached houses with integral garages to garden site	Α	100	
13/03337/FU	Revised design to plot 5 of planning permission 12/02655/FU (5 detached houses)	Α	96	

## Spatial relationships

## **UDP Designations**

	3
0.00	% overlap
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00

## **Core Strategy**

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	1.00	
Overlaps Urban Extension	✓	

## **Regeneration Areas**

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

## Other Spatial Relationship

	LCC ownership	% (	2.21
Neares	t train station	W	oodlesford/
Nearest train sta	ition distance	(m)	4640.64
	Nearest bus s	top	6122
Nearest bus	stop distance	(m)	49.11

Agricultural classification Grade 3

## 3350 309 Leeds Road Lofthouse

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## 3350 309 Leeds Road Lofthouse

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
Summary of reps	
For Development	
Against Development	
Statutory	
The site fails within 400m of the cu From a public transport perspective,	rrent core bus network and is supported for housing growth. we would encourage the prioritisation of these sites based on the proximity to the core public transport
network and the bus service frequer	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
	planning permission or existing UDP allocation. Principle of residential development accepted

## 3365 Westerton Road, Tingley, Leeds

Site Det	ails						
Easting	429347	Northing	425446	Site area ha	3.7	SP7	Smaller Settlement Extension
HMCA	Outer South	n West			Ward	Ardsley and	Robin Hood

#### **Site Characteristics**

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Vacant building

Other land uses - None

Topography	Sloping	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description

## **Greenbelt Assessment**

#### 1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	No
Would development result in an isolated development?	No
Is the site well connected to the built up area?	Yes
Would development round off the settlement?	Yes
Is there a good existing barrier between the existing urban area and the undeveloped land?	No
Unrestricted Sprawl Conclusion Low potential to lead to unrestrict	ted sprawl

#### 2. Prevent neighbouring towns from merging

Would development lead	Yes	
Do features provide boun	No	
Coalescence Conclusion	No merging of settlements	

#### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	Yes
Does the site include local/national nature conservation areas (SSSIs	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	Yes
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	No

Encroachment Conclusion Site 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		

#### 3365 Westerton Road, Tingley, Leeds

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Strong links to settlement. Site is well contained with low potential for further sprawl.

#### **SHLAA** conclusions

Availability: Short (=<5 yrs) Suitability: LDF to determine Achievability: Longterm (11+yrs)

#### Summary of infrastructure provider comments

#### **LCC Highways Comments**

Public transport accessibility comments

2/3buses per hour, 100% primary & secondary education, 100% primary health

4

Access comments

Access from Westerton Road looks ok

5

Local network comments

spare capacity but cumulative issues

Total score

4

Mitigation measures

new footway along site frontage

13

Highways site support

yes with mitigation

Contingent on other sites

Contingent on other sites

#### **Highways Agency**

Impact No material impact Network Status No objection

Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of Morley/Gildersome/Ardsley cluster.

#### **Network Rail**

#### Yorkshire Water

Treatment Works Knostrop

Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

#### **Environment Agency**

Constraints

FZ1 over 1 ha. See comments in main text of our response.

## 3365 Westerton Road, Tingley, Leeds

LCC

Ecology support Supported with mitigation

Supported with mitigation to protect and enhance the woodland at the south-western tip of this proposed allocation (which is adjacent to Ardsley Reservoir LNA - an open water area valuable for passage and wintering birds) by providing a minimum 20 metre buffer of native shrubs and small trees. Landscaping within the site should include mainly native trees to increase feeding and breeding opportunities for birds.

Ecology boundary

**Education comments** 

3078A + 1072 + 3373A and C + 1336 + 3456A + 536 + 1143B, D and F + 2155 + 1274 + 1032 + 1067B + 1069 + 2128 + 1258 + 3365 = 2685 houses generates 671 primary and 268.5 secondary children. 1x2FE and 1xFE primary school required.

Flood Risk

Flood Zone 1. Watercourse and pond located in SW corner of site. Potential for surface water flooding indicated.

**Utilities** 

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number Proposal Decision % of site

#### Spatial relationships

## **UDP Designations**

our besignations		
N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA	<b>✓</b>	

#### **Core Strategy**

Main Urban Area	0.00
Major Settlement	0.00
Minor Settlement	1.00
Overlaps Urban Extension	<b>V</b>

## **Regeneration Areas**

% overlap	0.00	Inner South RA
	0.00	LB Corridor RA
	0.00	EASEL RA
	0.00	Aire Valley RA
	0.00	West Leeds Gateway

% overlap

## 3365 Westerton Road, Tingley, Leeds

Sch.	Ancient I	Mon.	0.00

# Other Spatial Relationship

Other Spatial Relationsh	ıp
LCC ownership %	0.00
Nearest train station	Morley
Nearest train station distance (m)	3571.16
Nearest bus stop	4864
Nearest bus stop distance (m)	131.67
Agricultural classification	Grade 3b
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	. <b>•</b>
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	<b>'</b>
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<b>✓</b>
Overlaps Minerals Safeguard	ded

Overlaps Minerals Safeguarded 100m

#### 3365 Westerton Road, Tingley, Leeds

#### Conclusions

Issues and Options Summary

Green Belt site. The site has a long road frontage within established residential area, so relates well to the existing settlement and development would not set a precedent for further sprawl. Southern area of the site is bounded by tree line.

Site affects others?

Site development would not be dependant on neighbouring sites, but development alongside site 2105 would allow for shared delivery of services and utilities

Sustainability summary

Significant negative - greenfield site. Minor negative - access to leisure, community participation and ecology mitigation. Minor positive - access to schools, health and greenspace, greenhouse emissions, flood risk and accessibility.

#### Summary of reps

For Development

Elderley housing would perhaps not lead to a dramatic increase in traffic as some other schemes would.

Consideration would need to be given to provision of care services in the area, as elderly people may place more demands on these. There are no insurmountable physical problems of limitations and as such the site is considered to be suitable for housing. It is considered that this is an achievable site, which has a realistic prospect of being delivered within 5 years; there are no known viability issues restricting the site from coming forward.

Against Development

Last open view in West Ardsley / Tingley

Traffic problems would be made worse as Westerton Road narrows considerably near these sites before the traffic lights onto A650. There are not any play areas for children, your own survey records this failing.

All the roads in the area are in a bad state of repair, I have lived here for 28 years and Haigh Moor Road has never been resurfaced despite 3 new housing estates accessing it.

No justification has been given as to why there is such a concentration here, nor any evidence of local need.

There are already two new developments been built on Westerton Road and a further 83 houses will create a lot of traffic onto Westerton Road and surrounding roads which are already very busy.

Our road network was not built to support the existing volume of traffic, we do not have the infrastructure to support development of this scale, our public transport links are very poor with only one bus an hour into Leeds, the only viable means of transportation is by car which will have a cumulative impact on the A650 and A653 which are already congested.

New developments would not enhance or improve any part of the area only place more stress on existing infrastructure.

Site is too large and sprawling.

The site would be unsustainable in this location because of pressure on existing amenities (schools and GPs especially.) Disagree with Council's green assessment, think the site should be red

Statutory

The site falls outside 400m of the current core bus network.

Consideration needs to be given to if these sites would be able to meet the LDF public transport accessibility requirements should housing be brought forward.

Comments on phasing

**DPP Allocation** 

Preferred housing allocation

**DPP Allocation Conclusion** 

Green Belt site. The site has a long road frontage within established residential area, so relates well to the existing settlement and development would not set a precedent for further sprawl. Southern area of the site is bounded by tree line.

## 3372 Baghill Road, West Ardsley, Morley

Site Det	ails						
Easting	427769	Northing	424964	Site area ha	1.3	SP7	Smaller Settlement Infill
HMCA	Outer South	n West			Ward	Ward Ardsley and Robin Hood	
Site Characteristics							
Site type	Greenfield						

On-site land uses

Agriculture

\_\_\_\_

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

Topography	Sloping	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description

#### **Greenbelt Assessment - Not Required**

#### 1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

## 2. Prevent neighbouring towns from merging

Would development lead t	
Do features provide bound	
Coalescence Conclusion	

# 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

#### 4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	

Character Conclusion

# Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

# 3372 Baghill Road, West Ardsley, Morley

Supported

Ecology support
Supported

SHLAA conclusions				
Availability: Short (=<5 yrs)	Suitability:	Suitable	Achievability: Longterm (11+yrs)	
Summary of infrastructure provide	ler comments			
LCC Highways Comments				
Public transport accessibility comments				(1-5)
The site lies within the accessibility zone for primary & secondary education and primary		ur and 100% of	the site lies meets the core strategy standards for	3
Access comments				
Access should be achievable from Baghill R	oad			5
Local network comments				
Spare capacity but cumulative issues				4
Mitigation measures			Total	score
			1	2
Highways site support				
yes				
Contingent on other sites				
Contingent on other sites				
Highways Agency Impact No material impact	letwork Status	No objection		
Potential for cumulative impact in combina	tion with other sites	. If site still in	cluded at next sift assess as part of Morley/Gildersome/Ardsley c	luster.
Network Rail				
Yorkshire Water				
Treatment Works Caldervale				
system needs to be co-ordinated with York provided to serve the site. The forthcomin brought forward in line with YW's investme by the works should take into account avail	shire Water's Asset g AMP(6) will run fr ent. It is particularly lable sewerage and	Management P om April 2015 important that WwTW capacit	and Low level. Development that will connect to the public sewer lans (AMP) to ensure the necessary infrastructure and capacity of the to March 2020. Phasing is one method used to ensure sites are sites which represent a 10% or greater increase in population sets. If a developer wants to bring a site forward before YW have provide contributions. The amount would be determined by a	an be
Environment Agency				
Constraints				
FZ1 over 1 ha. See comments in main text	of our response.			
1.00				

# 3372 Baghill Road, West Ardsley, Morley Ecology boundary **Education comments** Flood Risk Flood Zone 1. Small dia surface water sewer located inside Southern boundary. Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England

Applications since 1/1/2009, covering more than 50% of the site

## Spatial relationships

**Planning History** 

**App Number** 

<b>UDP Designations</b>		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

**Proposal** 

Core Strategy		
Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	1.00	
Overlaps Urban Extension	· •	

Decision

% of site

00 % overlap
00
00
00
00

## Other Spatial Relationship

LCC ownership %	0.00
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# 3372 Baghill Road, West Ardsley, Morley

Nearest train station	Morley	
Nearest train station distance (m)	3243.61	
Nearest bus stop	13897	
Nearest bus stop distance (m)	79.44	
Agricultural classification	Grade 3	
Overlaps SSSI		
Overlaps SEGI		
Overlaps LNA		
Overlaps LNR		
Overlaps Conservation Area		
Overlaps Listed Building		
Overlaps Strat. Employment buffer		
Overlaps Public Right of Way		
Overlaps SFRA Flood Zone		
Overlaps EA Flood Zone		
Overlaps HSE Major Hazard		
Overlaps HSE Gas Pipeline		
Overlaps Pot. Contamination		
Overlaps Minerals Safeguard	ed	
Overlaps Minerals Safeguarded 100	)m	

#### 3372 Baghill Road, West Ardsley, Morley

#### Conclusions

Issues and Options Summary

Designated as N11 - open land on the existing UDP, not within the Green Belt. Whilst in considering the UDP, the Inspector conceded that development of some of the N11 land for housing could not be ruled out, the importance of open views across the site was emphasised. This site is on the brow of a hill which provides views across and into the site. Development would affect the open character of this part of the wider UDP designation.

Site affects others?

Sustainability summary

Significant negative - greenfield site. Minor positive - access to schools, leisure and greenspace, and flood risk.

Summary of reps

For Develiopment

Against Development

There are not any play areas for children, your own survey records this failing.

Ardsley is quite definitely being asked to provide the lion's share of new housing without any benefit, it has poor services and has become a dormitory area of Leeds.

- I support the Red designation of this site for the reasons set out in the consultation document.

Agree with red allocation

Statutory

Site 3372 is not considered suitable for allocation for housing as it falls outside 400m of the current core bus network.

Consideration needs to be given to if this site would be able to meet the LDF public transport accessibility requirements should housing be brought forward.

Comments on phasing

**DPP Allocation** 

Not proposed as housing allocation

**DPP Allocation Conclusion** 

Designated as N11 - open land on the existing UDP, not within the Green Belt. Whilst in considering the UDP, the Inspector conceded that development of some of the N11 land for housing could not be ruled out, the importance of open views across the site was emphasised. This site is on the brow of a hill which provides views across and into the site. Development would affect the open character of this part of the wider UDP designation.

## 3373A Haigh Wood, Ardsley

Site Details								
Easting	428063	Northing	425192	Site area ha		4.8	SP7	Smaller Settlement Infill
HMCA	HMCA Outer South West				Ward	Ardsley and	Robin Hood	

#### **Site Characteristics**

Site type Greenfield

On-site land uses

Agriculture

**Unmanaged Forest** 

Vacant land

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

Topography	Undulating	Landscape	Limited Tree Cover
Boundaries	Poorly defined	Road front	No

Description

## **Greenbelt Assessment - Not Required**

## 1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?		
Would development result in an isolated development?		
Is the site well connected to the built up area?		
Would development round off the settlement?		
Is there a good existing barrier between the existing urban area and the undeveloped land?		
Unrestricted Sprawl Conclusion		

## 2. Prevent neighbouring towns from merging

Would development lead		
Do features provide bound		
Coalescence Conclusion		

#### 3. Assist in safeguarding the countryside from encroahment

3 3	
Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

## 4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	

Character Conclusion

3373A Haigh V	Vood, Ardsley				
Overall Conclusion fro characteristics of ope			oses of green belt and	d essential	
SHLAA conclusions					
Availability: Short (=<	5 yrs)	Suitability:	LDF to determine	Achievability: Longterm (11+y	vrs)
Summary of infras	tructure provide	comments			
LCC Highways Commo	ents				
Public transport accessib	ility comments				Rank (1-5)
The site lies within the a	ccessibility standards	for 2/3buses per	hour, primary and seco	ondary education and primary health	3
Access comments					
Llimited site frontages, o would be required	ould access from Upp	er Green Drive o	r Avenue - given shape	of site a secondary pedestrian / cycle access	4
Local network comments	i				
Cumulative issues					3
Mitigation measures					Total score
		I			10
Highways site support yes with mitigation					
Contingent on other sites	3				
Contingent on other sites					
Contingent on other sites	<u> </u>				
Highways Agency					
Impact	Net	vork Status			
Comment awaited					
Network Rail					
Yorkshire Water Treatment Works C	aldervale				
with Yorkshire Water's A forthcoming AMP(6) will investment. It is particul account available sewera	asset Management Pla run from April 2015 f arly important that sit age and WwTW capac	ns (AMP) to ensume to March 2020. Postes which represently. If a developed	ure the necessary infrast hasing is one method us ent a 10% or greater inc er wants to bring a site f	nnect to the public sewer system needs to be ructure and capacity can be provided to serv sed to ensure sites are brought forward in lin rease in population served by the works shown orward before YW have completed any plant unt would be determined by a developer fundament.	e the site. The e with YW's uld take into ned
<b>Environment Agency</b>					
Constraints					
F71 over 1 ha See com	ments in main text of	OUR PASHONSA			

#### 3373A Haigh Wood, Ardsley

		•		٠
	1	•	1	•

Ecology support

Not supported

Not supported (RED). This site includes HaighWood and Baghill Beck Local Nature Area which fall under UK Biological Action Plan priority habitats - a mixture of woodland, scrub and grassland habitats alongside Baghill Beck. There are a number of wide hedgerow/woodland belts throughout the site that provide a valuable habitat. Water vole has been recorded on the Hey Beck. The Baghill Beck flows into this water course and could support this species. Bats to consider.

#### **Ecology boundary**

Supported with mitigation if Red hatched areas are excluded and the boundary is ammended as per Drawing RM/3373. This will result in an allocation that is separated to the west and east of Baghill Beck - there should not be a connecting road that goes through or over the beck and its associated grassland/scrub/woodland as this would fragment this habitat. Mitigation will be required to protect and enhance the boundary with Haigh Wood, adjacent scrub and grasslands and Baghill Beck by providing a 20 metre buffer with native shrub and small tree planting. Adjacent to the beck (in the 20 metre buffer) there should be flood water attenuation ponds designed to retain a minimum of 500mm of water for Water Vole enhancement linked to the beck corridor. There are also a number of species-rich hedgerows (UK BAP Priority habitat) and woodland/tree belts within the site and along boundaries which should be protected and enhanced to improve their connectivity across the siteby providing a 20m wide buffer planted with locally native trees and shrubs. Bats to consider.

Fdι	ucation	comr	nents

3078A + 1072 + 3373A and C + 1336 + 3456A + 536 + 1143B, D and F + 2155 + 1274 + 1032 + 1067B + 1069 + 2128 + 1258 + 3365 = 2685 houses generates 671 primary and 268.5 secondary children. 1x2FE and 1xFE primary school required.

#### Flood Risk

Largely Flood Zone 1. Parts of site adjacent to Baghill Beck at risk of flooding. A number of public sewers cross the site.

Utilities
Gas
Electric
Fire and Rescue
Telecoms
TCICCOTTIS
Other
English Heritage
Natural England
riatara Englaria

**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** 

# 3373A Haigh Wood, Ardsley

0.00	% overlap
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00

ın Area 0.00 % overlap	Main Urban Area
lement 0.00	Major Settlement
lement 1.00	Minor Settlement
tension	Overlaps Urban Extension

# Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

# Other Spatial Relationship

	_
LCC ownership %	0.00
Nearest train station	Morley
Nearest train station distance (m)	3114.12
Nearest bus stop	8553
Nearest bus stop distance (m)	210.53
Agricultural classification Gr	ade 3
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	<b>✓</b>
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	$\overline{\Box}$
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<u> </u>
Overlaps Minerals Safeguarded	
Overlaps Minerals Safeguarded 100m	

#### 3373A Haigh Wood, Ardsley

#### Conclusions

Issues and Options Summary

Designated as N11 - open land on the existing UDP, not within the Green Belt. Site 3373 has been split into 3. Site A relates well to the existing settlement and release of this part of the site would not adversely impact on the openness of the central valley. Any development would need to retain good public access into the valley. The site was historically put forward as a housing allocation in the draft Morley local plan, and whilst not subsequently allocated, in considering the UDP, the Inspector conceded that development of some of the land for housing could not be ruled out. This site is well screened from existing surrounding development, and development would still maintain open views across the middle section of the site (site B) which should be retained and enhanced.

Site affects others?

Sustainability summary

Significant negative - greenfield site and ecology objection. Minor negative - landscape. Minor positive - access to schools, health and greenspace, and flood risk.

Summary of reps

For Development

Oppose in current form - the boundaries between sites 3373A and 3373B seems to have been drawn arbitarily as striaght lines, without regard to the features on the ground. As long, thin, single ended sites, questions arise as to the acceptability of such large numbers of houses off a single spine road.

The Councils preliminary work does not produce appropriate boundaries between development allocations and non development allocations....A revised masterplan has been produced which has been able to identify appropriate development and allocation boundaries. These maintain a broad green corridor through the valley, protecting ecological interests, trees and the stream as well as views and the "open feel" of the valley itself.

The site at Haigh Wood with its non greenbelt status and accessibility and sustainability credentials provides a very good location for development and the provision of material environmental benefits through protection, increased access and environmental management of the Wood itself.

If sites are developed then this should occur in the later stages of the plan (15 years). This would have twin benefits in allowing the recent growth in the area to be accommodated within the community and services to be established to support it, and would allow previously developed allocations and windfall sites to be developed first.

We agree with and support the allocation of land at Haigh Wood for housing with a central area in the vicinity of Haigh Wood LNA left undisturbed, but feel that this primary objective can be better achieved with different boundaries to sites 3373A, 3373B, 3373C and 1336.

Against Development

When cogent arguments have been repeatedly made against development of the 3373 areas by the Secretary of State, by three planning inspectors and by Leeds Council itself (in evidence to the UDP inquiry), there can be no justification for sites 3373A, 3373C and 1336 being pursued for residential development in the LDF. They should instead be reclassified as "red" and withdrawn from consideration for development when producing the next stage of the plan.

No justification has been given as to why there is such a concentration here, nor any evidence of local need.

Site 3373A, with its estimated capacity of 130 dwellings, does not have regard to the size, function and sustainability of West Ardsley. The existing highway infrastructure is unable to cope with current usage.

The proposed site at 3373A is the site used for the bi-annual gypsy, Roma and traveller horse fair. Lee Gap Fair. This is the oldest horse fair in the country granted under Royal Charter by King Stephen in 1136- so now being in its 877th year. The locals are proud of its historical legacy. Would the Fair disappear completely or be moved away from the area. It would be very disappointing if this happened.

This is an important buffer area to ensure adequate water supply to Haigh wood.

The local infrastructure is unable to cope with such an addition.

Any more development would severely impact on this area in a detrimental way.

Destruction of woodland - Tree Preservation Order covering part of Haigh Wood.

In reality would the use of this site really result in the most efficient, effective and commercially viable use of a current green belt area? The site is very well documented as a mining area and consideration should be made to the water table in this area as there are wells and springs.

We have very poor public transport connections and a rise in buses would be totally unacceptable due to access at certain times.

The total number of proposals in this area does not "respect the character and objectives of local communities"

near to school, increased traffic a danger for school children

Roads in this area already badly maintained.

Schools (which are full and difficult to expand further) and other services cannot cope - reducing effectiveness of services available to public - lack of provision of schools, doctors and dentists

Several protected wildlife species (bluebells/bats). This site needs chaging to an area of protection.

Where are additional families going to send their children to school - out of the area, driving them to school and increasing traffic?! Unless plans to build other schools/facilities local people will not be able to access local amenities.

Currently traffic on these roads are already at a high especially at peak times and the start and end of the school day (Westerton Primary is directly opposite upper green and is extremely busy at drop off and pick up times).

Inadequate bus service.

No play areas for children.

Cul de sac not suitable. Could create hazards during school times. - The Upper Green culs-de-sac are not designed or suitable to serve up to 130 more houses. They would become much less safe for children to play in and the already severe dangers at school times would be exacerbated.

Is it proposed that this site should link up with site 3373c by the construction of through roads? If this is the case, I would have even more serious concerns of the effect on local traffic and believe that the highways Dept should be concerned about suitable access and road safety issues.

Is the site viable? Extra costs arising from: a. parts of 3373A have serious levels problems and look undevelopable; b. bell pits known to

#### 3373A Haigh Wood, Ardsley

exist in the area from former mining; c. elimination of Japanese Knotweed. - development of this area would be difficult, costly and unpractical due to gradient of land - The site, in parts, is probably not economical to develop(topography, drainage, old mines etc).

130 houses would generate a lot of traffic on Westerton / Haigh Moor Road which are already busy.

Volume of traffic on Hilltop Lane (too narrow) leading onto Batley Road

Parts of site not suitable for development, as they incorporate important arboricultural features which will be difficult to incorporate into a housing development and are best left as part of the green corridor between the two development parcels.

Developing the area around Haigh Wood in West Ardsley is detrimental to the wood. This is a natural bluebell wood which is rare in this area. Part of the area is also covered by a mediaeval charter to allow Lee Fair to meet on the land yearly.

#### Statutory

Site 3373A falls outside 400m of the current core bus network.

Consideration needs to be given to if these sites would be able to meet the LDF public transport accessibility requirements should housing be brought forward.

Comments on phasing

**DPP Allocation** 

Preferred housing allocation

#### **DPP Allocation Conclusion**

Designated as N11 - open land on the existing UDP, not within the Green Belt. Site 3373 has been split into 3. Site A relates well to the existing settlement and release of this part of the site would not adversely impact on the openness of the central valley. Any development would need to retain good public access into the valley. The site was historically put forward as a housing allocation in the draft Morley local plan, and whilst not subsequently allocated, in considering the UDP, the Inspector conceded that development of some of the land for housing could not be ruled out. This site is well screened from existing surrounding development, and development would still maintain open views across the middle section of the site (site B) which should be retained and enhanced.

## 3373B Haigh Wood, Ardsley

Sit	e Deta	ails							
Ea	asting	428055	Northing	424998	Site area ha	16.4		SP7	Smaller Settlement Infill
H	HMCA Outer South West		Ward	i	Ardsley and	Robin Hood			

#### **Site Characteristics**

Site type Greenfield

On-site land uses

Agriculture

Unmanaged Forest

Agriculture

Neighbouring land uses

Unmanaged Forest

Dwellings

Other land uses - None

Topography	Undulating	Landscape	Significant Tree Cover
Boundaries	Poorly defined	Road front	No

Description

# **Greenbelt Assessment - Not Required**

## 1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?		
Would development result in an isolated development?		
Is the site well connected to the built up area?		
Would development round off the settlement?		
Is there a good existing barrier between the existing urban area and the undeveloped land?		
Unrestricted Sprawl Conclusion		

## 2. Prevent neighbouring towns from merging

Would development lead	
Do features provide bound	
Coalescence Conclusion	

## 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

## 4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	

Character Conclusion

Availability: Short (=<5 yrs)  Suitability: LDF to determine  Achievability: Longterm (11+yrs)  Summary of infrastructure provider comments  LCC Highways Comments  Public transport accessibility comments  Site lies within accessibility standards of 2/3buses per hour and primary and secondary education and primary health  Access comments  Awkward to access without adjacent sites, especially given large size  Local network comments  Cumulative issues  Auditigation measures  Total soc  Brighways site support	characteristics of openness and pe	inanciice	
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	study.		
	Constraints		
Constraints	FZ1 over 1 ha. See comments in main	text of our response	

#### 3373B Haigh Wood, Ardsley

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Ecology support Not supported

Not supported (RED). This site includes HaighWood and Baghill Beck Local Nature Area which fall under UK Biological Action Plan priority habitats - a mixture of woodland, scrub and grassland habitats alongside Baghill Beck. There are a number of wide hedgerow/woodland belts throughout the site that provide a valuable habitat. Water vole has been recorded on the Hey Beck. The Baghill Beck flows into this water course and could support this species. Bats to consider.

## Ecology boundary

Supported with mitigation if Red hatched areas are excluded and the boundary is ammended as per Drawing RM/3373. This will result in an allocation that is separated to the west and east of Baghill Beck - there should not be a connecting road that goes through or over the beck and its associated grassland/scrub/woodland as this would fragment this habitat. Mitigation will be required to protect and enhance the boundary with Haigh Wood, adjacent scrub and grasslands and Baghill Beck by providing a 20 metre buffer with native shrub and small tree planting. Adjacent to the beck (in the 20 metre buffer) there should be flood water attenuation ponds designed to retain a minimum of 500mm of water for Water Vole enhancement linked to the beck corridor. There are also a number of species-rich hedgerows (UK BAP Priority habitat) and woodland/tree belts within the site and along boundaries which should be protected and enhanced to improve their connectivity across the site by providing a 20m wide buffer planted with locally native trees and shrubs. Bats to consider.

within the site and a buffer planted with	along boundaries whocally native trees	nich should be pro and shrubs. Bats	tected and enhanced to consider.	improve their connec	ctivity across the site b	by providing a 20m wide
Education comments	S					
Flood Risk						
Largely Flood Zone	1. Parts of site adja	cent to Baghill Bed	ck at risk of flooding. A	number of public sew	ers cross the site at v	arious locations.
Utilities						
Gas						
Electric						
Fire and Rescue						
Telecoms						
reiecoms						
Other						
English Heritage						
Natural England						
Planning History	Applications since	1/1/2009, coverin	g more than 50% of the	site		
App Number	Proposal			Decision	% of site	
Spatial relationsh	ips					
UDP Designa	tions		Core Strategy			

# 3373B Haigh Wood, Ardsley

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	1.00	
Overlaps Urban Extension		

# Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

# Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Morley
Nearest train station distance (m)	3294.35
Nearest bus stop	13897
Nearest bus stop distance (m)	359.22
Agricultural classification	Grade 3
Overlaps SSSI	
Overlaps SEGI	Ē
Overlaps LNA	<b>✓</b>
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	<b>✓</b>
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<u>~</u>
Overlaps Minerals Safeguarde	ed

Overlaps Minerals Safeguarded 100m

#### 3373B Haigh Wood, Ardsley

#### Conclusions

Issues and Options Summary

Designated as N11 - open land on the existing UDP, not within the Green Belt. Site 3373 has been split into 3. Site B is the central valley. It is important that the openness of the central valley is protected and retained as an attractive local resource. The valley is popular among walkers and cyclists and offers impressive open views. Should sites A and C be released for development, the protection and enhancement of site B should be ensured.

Site affects others?

Sustainability summary

Significant negative - greenfield site, ecology objection and landscape. Minor positive - access to schools, health and greenspace, and flood

#### Summary of reps

For Development

The green corridor will be further protected by the removal of the previously suggested vehicular link road between the two parts of the Haigh Wood site. The new alignment will preserve the vast majority of the hedges and existing trees on the site, whilst allowing a more logical and achievable layout for future development. Additionally, no development is proposed within the vicinity of the LNA or the stream running down the valley.

Whilst we are in broad agreement with the designation of green sites at Haigh Wood in the Outer South West area of Leeds, we have concerns regarding the boundaries between the " green" and " red" sites. We agree with and support the allocation of land at Haigh Wood for housing with a central area in the vicinity of Haigh Wood LNA left undisturbed, but feel that this primary objective can be better achieved with different boundaries to sites 3373A, 3373B, 3373C and 1336

Parts of site 3373B should be added as green, not red allowing the area to be developed without harm to what is sought to be protected The site at Haigh Wood with its non greenbelt status and accessibility and sustainability credentials provides a very good location for development and the provision of material environmental benefits through protection, increased access and environmental management of the Wood itself. As there have to be exceptional circumstances to take land out of the greenbelt, there must correspondingly be exceptional circumstances not to develop at Hlaigh Wood ahead of greenbelt land.

Utilising the work already done on ecology, trees and hedges, landscape and topography, our Clients have carefully considered the Councils objectives and aspirations from the comments in the tables and pro formas associated with the Issues and Options document. They have produced a revised masterplan and from that been able to identify appropriate development and allocation boundaries. These maintain a broad green corridor through the valley, protecting ecological interests, trees and the stream as well as views and the "open feel" of the valley itself.

## Against Development

As stated in the summary of the of the SLP this is an important open space and should be protected and access maintained – through fields not built up areas, to keep the openness.

Bindweed problem.

Part of peaceful wooded valley-widely used local amenity.

Loss of these areas reduces public access to less formal recreational space and traffic free footpaths. These developments would undoubtedly have an impact on the local wildlife in Haigh Moor Wood. (eg. Bats).

Access to this area would be extremely difficult.

Developing the area around Haigh Wood in West Ardsley is detrimental to the wood.

Part of the area is also covered by a mediaeval charter to allow Lee Fair to meet on the land yearly.

Poor highway infrastructure and accessibility - will struggle to cope with the demands of the services required.

Unsuitable for residential development due to topography of site and access.

This wood is well used and much loved by the local community and walkers and cyclists from further afield and must be protected. Agree 3373B should be red.

#### Statutory

The site is not considered suitable for allocation for housing and fall outside 400m of the current core bus network. Consideration needs to be given to if this site would be able to meet the LDF public transport accessibility requirements should housing be brought forward. We agree that these sites would not be suitable for housing development.

Comments on phasing

**DPP Allocation** 

Not proposed as housing allocation

## DPP Allocation Conclusion

Designated as N11 - open land on the existing UDP, not within the Green Belt. Site 3373 has been split into 3. Site B is the central valley. It is important that the openness of the central valley is protected and retained as an attractive local resource. The valley is popular among walkers and cyclists and offers impressive open views. Should sites A and C be released for development, the protection and enhancement of site B should be ensured.

## 3373C Haigh Wood, Ardsley

Site Details							
Easting	428288	Northing	425035	Site area ha	11.7	SP7	Smaller Settlement Infill
HMCA	Outer South	Outer South West				Ardsley and	Robin Hood

#### **Site Characteristics**

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Unmanaged Forest

Dwellings

Other land uses - None

Topography	Undulating	Landscape	Limited Tree Cover
Boundaries	Poorly defined	Road front	No

Description

#### **Greenbelt Assessment - Not Required**

## 1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?			
Would development result in an isolated development?			
Is the site well connected to the built up area?			
Would development round off the settlement?			
Is there a good existing barrier between the existing urban area and the undeveloped land?			
Unrestricted Sprawl Conclusion			

#### 2. Prevent neighbouring towns from merging

_		
Would development lead t		
Do features provide bound		
Coalescence Conclusion		

#### 3. Assist in safeguarding the countryside from encroahment

•	5	
Strong defensible boundary	between site and urban area	
Does the site provide acces		
Does the site include local/		
Areas of protected/unprote		
Site includes Grade 1, Grad		
Does the site contain buildi		
Are these buildings used fo		
Encroachment Conclusion		

# 4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	

Character Conclusion

3373C	Haigh Wood, Ardsley	1			
	nclusion from assessment stics of openness and peri		ooses of green belt and	l essential	
SHLAA con	clusions				
Availability	y: Short (=<5 yrs)	Suitability	: LDF to determine	Achievability: Longterm (11+yrs	)
Summary	of infrastructure prov	ider comments			
LCC Highw	ays Comments				
	port accessibility comments				Rank (1-5)
Site has according health	ess to 2/3buses per hour and	d and meets core str	ategy standards for prima	ry and secondary education and primary	3
Access com	ments				
Awkward sh	ape site, site boundary needs	to be reconsidered	to allow for more access o	option - combine with 536	3
Local netwo	rk comments				
Cumulative					3
					Total score
Mitigation m	<u>leasures</u>				9
Highways si	te support				
yes subject					
Contingent of	on other sites				1
yes - 536					
Contingent of	on other sites				
yes - 536					
Highways	Agency				
Impact		Network Status			
Comment a	waited				
Network R	loil				
Network	dii				
Yorkshire	Water				
Treatment V					
There is lim	ited capacity at Caldervale fo	r new development.	Development that will con	nect to the public sewer system needs to be c	o-ordinated
with Yorksh forthcoming investment. account ava	ire Water's Asset Managemer   AMP(6) will run from April 2   It is particularly important th   ilable sewerage and WwTW (	nt Plans (AMP) to end 015 to March 2020, lat sites which repre- capacity. If a develop	sure the necessary infrastr Phasing is one method use sent a 10% or greater incr per wants to bring a site for	ructure and capacity can be provided to serve the to ensure sites are brought forward in line the sease in population served by the works should be broward before YW have completed any planned and would be determined by a developer funder.	the site. The with YW's I take into d
Environme	ent Agency				
Constraints					
FZ1 over 1 h	na. See comments in main te	ext of our response.			

# 3373C Haigh Wood, Ardsley

LCC Ecology support	Supported		
Support			
Ecology boundary			
Support			
Education comments			
	and C+1336+3456A+536+1143B, D and F+2155+5 houses generates 671 primary and 268.5 secondary		
Flood Risk			
Flood Zone 1			
Utilities			
Gas			
Electric			
Fire and Rescue			
Telecoms			
relections			
Other			
English Heritage			
Natural England			
<u>-</u>			
Planning History	Applications since 1/1/2009, covering more than 50%	% of the site	
App Number	Proposal	Decision % of site	

# Spatial relationships

<b>UDP Designations</b>		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

# Core Strategy

Main Urban Araa	0.00	0/ averlen
Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	1.00	
Overlaps Urban Extension	<b>✓</b>	
	4	

% overlap

# **Regeneration Areas**

Inner South RA	0.00
LB Corridor RA	0.00
EASEL RA	0.00
Aire Valley RA	0.00
West Leeds Gateway	0.00

# 3373C Haigh Wood, Ardsley

# Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Morley
Nearest train station distance (m)	3344.88
Nearest bus stop	11844
Nearest bus stop distance (m)	288.82
Agricultural classification	Grade 3
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	✓
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	Ī
Overlaps Pot. Contamination	<b>~</b>
Overlaps Minerals Safeguarde	ed
Overlaps Minerals Safeguarded 100	m

#### 3373C Haigh Wood, Ardsley

#### Conclusions

Issues and Options Summary

Designated as N11 - open land on the existing UDP, not within the Green Belt. Site 3373 has been split into 3. Site C relates well to the existing settlement and release of this part of the site would not adversely impact on the openness of the central valley. Any development would need to retain good public access into the valley. The site was historically put forward as a housing allocation in the draft Morley local plan, and whilst not subsequently allocated, in considering the UDP, the Inspector conceded that development of some of the land for housing could not be ruled out. This site is well screened from existing surrounding development, and development would still maintain open views across the middle section of the site (site B) which should be retained and enhanced.

Site affects others?

Sustainability summary

Significant negative - greenfield site and ecology objection. Minor positive - access to schools and health, and flood risk.

Summary of reps

For Development

Phased for development in the later (15) years of the plan.

The boundaries between these sites and 3373B seem to have been drawn arbitarily as striaght lines, without regard to the features on the ground.

Services in the area need to be established to support any new housing development.

We agree with and support the allocation of land at Haigh Wood for housing with a central area in the vicinity of Haigh Wood LNA left undisturbed, but feel that this primary objective can be better achieved with different boundaries to sites 3373A, 3373B, 3373C and 1336. The site at Haigh Wood with its non greenbelt status and accessibility and sustainability credentials provides a very good location for development and the provision of material environmental benefits through protection, increased access and environmental management of the Wood itself. As there have to be exceptional circumstances to take land out of the greenbelt, there must correspondingly be exceptional circumstances not to develop at Haigh Wood ahead of greenbelt land.

Against Development

Local infrastructure unable to cope with such an addition - access roads impassable at times - incapable of managing current traffic flow at iunction.

Access from Batley Road would be dangerous, due to bad bend in Batley

road

Closeness to school - dangerous for children

Development will cause damage to Haig Wood + other trees with preservation orders.

Potential land fill site + Quarry in the area of east sites.

Traditional annual events eg Lee Fair disrupted.

Any more development would severely impact on this area in a detrimental way.

Any further development would greatly and detrimentally impach on this historic and characterful area.

The suggested sites are well known undulating areas and thid could prove difficult and costly to develop.

We have very poor public transport connections and a rise in buses would be totally unacceptable due to access at certain times.

Development of sites 3373A & C not sustainable.

Not enough schools/amenities

What are the proposals to provide additional amenities such as school places, local health/doctors services and shops to cope with the extra homes?

Part of the area is also covered by a mediaeval charter to allow Lee Fair to meet on the land yearly.

The distinction between 3373C and 3373B seems arbitary: in open character of the countryside around Haigh Wood is part of the landscape as much worth preserving as the woods themselves.

Any future development would seriously impact on our privacy.

Site 3373A, with its estimated capacity of 130 dwellings, does not have regard to the size, function and sustainability of West Ardsley. Japanese knotweed problem.

Woods and nature reseve - tree preservation order.

Statutory

This site falls outside 400m of the current core bus network.

Consideration needs to be given to if these sites would be able to meet the LDF public transport accessibility requirements should housing be brought forward.

Comments on phasing

**DPP Allocation** 

Preferred housing allocation

#### **DPP Allocation Conclusion**

Designated as N11 - open land on the existing UDP, not within the Green Belt. Site 3373 has been split into 3. Site C relates well to the existing settlement and release of this part of the site would not adversely impact on the openness of the central valley. Any development would need to retain good public access into the valley. The site was historically put forward as a housing allocation in the draft Morley local plan, and whilst not subsequently allocated, in considering the UDP, the Inspector conceded that development of some of the land for housing could not be ruled out. This site is well screened from existing surrounding development, and development would still maintain open views across the middle section of the site (site B) which should be retained and enhanced.

3373C Haigh Wood, Ardsley

# 3378 Geldered Road, Leeds

Site Details								
Easting	424454	Northing	428656	Site area ha	3.8	SP7	Smaller Settlement Infill	
HMCA	Outer South	n West			Ward	Morley Nor	th	
Site Cha	racteristi	CS						
Site type	Brownfield							
On-site lan	d uses							
Manufactui	ring and Who	olesale						
Neighbouri	ng land uses	,						
	ring and Who							
	distribution							
Dwellings								
Outdoor sp	ort facility							
Other land	Heoe							
	ng - outdoor	sport facility						
		s						
Topograph	ny Flat				Landscape	Limited Tree	Cover	
Boundaries Partially well-defined Ro			Road front	Vac				

# **Greenbelt Assessment - Not Required**

Description

## 1. Check the unresticted sprawl of large built up areas

Would development lead to/const	titue ribbon development?	
Would development result in an isolated development?		
Is the site well connected to the built up area?		
Would development round off the settlement?		
Is there a good existing barrier between the existing urban area and the undeveloped land?		
Unrestricted Sprawl Conclusion		

#### 2. Prevent neighbouring towns from merging

_		
Would development lead to physical connection of settlements?		
Do features provide bound	daries to contain the development?	
Coalescence Conclusion		

## 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

#### 4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?		
Can development preserve this character?		

Character Conclusion

3378 Geldered Road, Leeds	
Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence	
SHLAA conclusions	
Availability: Short (early)  Suitability: Suitable  Achievability: Short (=<5yrs)	
Summary of infrastructure provider comments	
LCC Highways Comments	
	ank (1-5)
Well served by public transport and other local services	
	4
Access comments	
Existing access would need to be moved but there is space for this	4
	4
Local network comments	
Congested location with cumulative issues	2
	3
Mitigation measures	otal score
Improved access and potential off-site works	
	11
Highways site support	
yes with mitigation	
Contingent on other sites	
Contingent on other sites	
Contingent on other sites	
Highways Agency	
Impact No material impact Network Status No objection	
Network Rail	
Treatment Works Knostrop	
Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High	h and Low
level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans	s (AMP) to
ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to M 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites we have the site.	which
represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity.	If a
developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to procontributions. The amount would be determined by a developer funded feasibility study.	viue
Environment Agency	
Constraints	
FZ1 over 1 ha. See comments in main text of our response.	

# 3378 Geldered Road, Leeds

LCC		
Ecology support	Supported	
Supported		
Ecology boundary		
Education comments		
1200A+3378+3064- primary school requi	+3000+1332+2124+3003+333+1077+1344 = 1376  hoursed.	ses generates 344 primary and 138 secondary children. 1-1.5FE
Flood Risk		
Flood Zone 1. Part o	f site susceptible to surface water flooding.	
Utilities		
Gas		
Electric		
Fire and Rescue		
Telecoms		
Telecomo		
Other		
English Heritage		
Natural England		
Planning History	Applications since 1/1/2009, covering more than 50% of	the site
App Number	Proposal	Decision % of site

# Spatial relationships

<b>UDP Designations</b>		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

# Core Strategy

Main Urban Area	0.00	% overlap
Major Cattlement	0.00	
Major Settlement	0.00	
Minor Settlement	1.00	
Overlaps Urban Extension	•	
	•	

% overlap

# **Regeneration Areas**

Inner South RA	0.00
LB Corridor RA	0.00
EASEL RA	0.00
Aire Valley RA	0.00
West Leeds Gateway	0.00

# 3378 Geldered Road, Leeds

# Other Spatial Relationship

LCC ownership %	0.61
Nearest train station	Morley
Nearest train station distance (m)	2569.91
Nearest bus stop	7820
Nearest bus stop distance (m)	210.32
Agricultural classification	Grade 3
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	<b>✓</b>
Overlaps Public Right of Way	<b>✓</b>
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<b>✓</b>
Overlaps Minerals Safeguarde	ed
Overlaps Minerals Safeguarded 100	m

#### 3378 Geldered Road, Leeds

#### Conclusions

Issues and Options Summary

Brownfield site within the urban area, adjoining residential development to the north and east. Residential development considered acceptable in principle.

Site affects others?

Sustainability summary

Minor negative - employment and economic growth. Significant positive - flood risk. Minor negative - access to greenspace, brownfield site, greenhouse emissions and accessibility.

Summary of reps

Pros

Majority of respondents support development of site for elderly persons housing only.

Cons

Objectors concerns about traffic congestion and pressure on schools and doctors.

Statutory

WYCA

Within 400m of the current core bus network. Site specific mitigation would be required but it is unlikely that substantial bus service provision would be required at these sites (based on the current public transport network). From a public transport perspective, we would encourage the prioritisation of these sites based on the proximity to the core public transport network and the bus service frequency levels.

212m to core bus network

5 buses per hour

Within 20 mins to primary school

Within 30 mins to secondary school

Within 20 mins to primary health

Comments on phasing

**DPP Allocation** 

Preferred housing allocation

DPP Allocation Conclusion

Brownfield site within the urban area, adjoining residential development to the north and east. Residential development considered acceptable in principle.

## 3383 Howden Clough Road, Leeds

Site Deta	ails						
Easting	424489	Northing	427215	Site area ha	0.7	SP7	Other
HMCA	HMCA Outer South West		Ward	Morley Sout	th		

#### **Site Characteristics**

C!1 - 1	Greenfield	
SITE TUNE	I - reentield	

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	No

Descri	ption

## **Greenbelt Assessment**

#### 1. Check the unresticted sprawl of large built up areas

Would development lead to/cons	titue ribbon development?	
Would development result in an i		
Is the site well connected to the I	built up area?	
Would development round off the		
Is there a good existing barrier be and the undeveloped land?		
Unrestricted Sprawl Conclusion		

## 2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?		
Do features provide boundaries to contain the development?		
Coalescence Conclusion		

#### 3. Assist in safeguarding the countryside from encroahment

or receive in careguar and are committeed in circ committee	
Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
	,

Encroachment Conclusion

## 4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?		
Can development preserve this character?		
Character Conclusion		

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

3383 Hov	wden Clough Road, Le	eds			
SHLAA conclusio	ns				
Availability: Lon	gterm (+11yrs)	Suitability:	LDF to determine	Ach	ievability: Longterm (11+yrs)
Summary of in	frastructure provider	comments			
Highwaya Agam					
Highways Agend Impact		ork Status			
Network Rail					
Yorkshire Water	•				
Treatment Works					
Environment Ag Constraints	ency				
LCC					
Ecology support					
Ecology boundary					
Education commer	ate				
Education comme	11.5				
Flood Risk					
	'				
Utilities					
Gas					
Electric					
Fire and Rescue					
Fire and Rescue					
Telecoms					
Other					
English Heritage					
Natural England					
Planning History	Applications since 1/1/200	09, covering mor	re than 50% of the site		
App Number	Proposal			Decision	% of site

# Spatial relationships

UDP Designations		
N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

# Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>✓</b>	

% overlap

# **Regeneration Areas**

Inner South RA	0.00
LB Corridor RA	0.00
EASEL RA	0.00
Aire Valley RA	0.00
West Leeds Gateway	0.00

# Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Morley
Nearest train station distance (m)	2631.23
Nearest bus stop	11322
Nearest bus stop distance (m)	119.14
Agricultural classification	Grade 3
Overlana CCCI	
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	<b>✓</b>
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	$\overline{\Box}$
Overlaps HSE Major Hazard	$\bar{\Box}$
Overlaps HSE Gas Pipeline	$\Box$
Overlaps Pot. Contamination	
Overlaps Minerals Safeguarde	ed

Overlaps Minerals Safeguarded 100m

# 3383 Howden Clough Road, Leeds

Conclusions	
ssues 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	

## 3386 Royds Lane, Wortley, Leeds

Site Deta	ails						
Easting	426916	Northing	431434	Site area ha	3.7	SP7	Main Urban Area Infill
HMCA Outer South West			Ward	Farnley and	Wortley		

#### **Site Characteristics**

Site type Brownfield

On-site land uses

Shops

Neighbouring land uses

Dwellings

Manufacturing and Wholesale

Office

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description

#### **Greenbelt Assessment - Not Required**

## 1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

#### 2. Prevent neighbouring towns from merging

_		
Would development lead t		
Do features provide bound		
Coalescence Conclusion		

#### 3. Assist in safeguarding the countryside from encroahment

•	5	
Strong defensible boundary	between site and urban area	
Does the site provide acces	s to the countryside	
Does the site include local/	national nature conservation areas (SSSIs	
Areas of protected/unprote		
Site includes Grade 1, Grad		
Does the site contain buildi	ngs	
Are these buildings used fo	r agricultural purposes?	
Encroachment Conclusion		

#### 4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	

Character Conclusion

3386 Royd	s Lane, Wortley, Le	eeds			
	from assessment aga openness and perman	ainst all 4 purposes of green bence	pelt and essential		
SHLAA conclusions					
Availability: Short	(early)	Suitability: Suitable	Ach	nievability: Medium (6-10yrs)	
Summary of infr	astructure provide	r comments			
LCC Highways Com Public transport acces					Rank (1-5)
Meets Core Strategy	standards but distant fro	m some local services and rail			4
Access comments	and Ding Dood alk adjac	Dept site has approval with mitiga	tion for local it motions		
Access to Royas Lane	and Ring Road ok adjad	ent site has approval with mitigat	lion for local junctions		4
Local network comme	ents				
Possible cumulative in	mpact but brownfield sho	ould be ok			4
Mitigation measures		]			Total score
	s and potential local sign	al junctions			12
					12
Highways site suppor	t				
yes with mitigation					
Contingent on other s	sites				
no					
Contingent on other s	sites				
no					
Public transport acces					Rank (1-5)
Meets accessibility cri	iteria				5
		¬			
Access comments access option via Roy	 /ds Lane				
					4
Local network comme	ents	]			
congestion on Ring R	oad				3
Mitigation measures		]			Total score
	A6120 roundabout may	be required, local pedestrian impr	rovements		12
					12
Highways site suppor Yes with mitigation	t				

3386 F	Royds Lane, Wortley, Leeds
Contingent on o	ther sites
Contingent on a	ther cites
Contingent on o	ther sites
Highways Age	ency
	terial impact Network Status No objection
Network Rail	
Yorkshire Wa	ter
Treatment Work	Knostrop
Knostrop High a	and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low nent that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to
ensure the nece	essary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March
represent a 109	s one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which 6 or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a
developer want	s to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide The amount would be determined by a developer funded feasibility study.
Environment . Constraints	Agency
	See comments in main text of our response.
LCC Ecology support	Supported
Supported	Supported
Ecology bounda	
Education comm	
Education comn	lerits
Flood Risk	
	art of site susceptible to surface water flooding.
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
Other	
English Heritage	

3386	Royds Lane, Wortley, Leeds				
Natural Englar	nd				
Planning His	tory Applications since 1/1/2009, cover	ng more than 50% of the site			
App Number	Proposal		Decision	% of site	

# Spatial relationships

<b>UDP Designations</b>		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

# **Core Strategy**

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>V</b>	

# **Regeneration Areas**

1	Inner South RA	0.00	% overlap
	LB Corridor RA	0.00	
٠	EASEL RA	0.00	
	Aire Valley RA	0.00	
	West Leeds Gateway	0.00	

# Other Spatial Relationship

LCC ownership	0.00	
LCC OWNERSTII	) /0	0.00
Nearest train station		Cottingley
Nearest train station distance	1441.66	
Nearest bus s	8064	
Nearest bus stop distance	(m)	228.22

# Agricultural classification Urban

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	

Overlaps Minerals Safeguarded	
Overlaps Minerals Safeguarded 100m	1



#### 3386 Royds Lane, Wortley, Leeds

#### **Conclusions**

Issues and Options Summary

The site is currently a Makro store, in a mixed use (residential and employment) area, suitable for residential or employment uses in principle.

Site affects others?

Sustainability summary

Minor negative - employment and economic growth and waste. Significant positive - greenhouse emissions, flood risk, transport network and accessibility. Minor positive - access to schools, health and leisure, community participation and brownfield site.

Summary of reps

Pros

Some support for the site coming forward for development in conjunction with neighbouring sites.

Cons

One commentator questioned the deliverability of the site for housing given existing occupiers.

Statutory

**WYCA** 

Within 400m of the current core bus network. Site specific mitigation would be required but it is unlikely that substantial bus service provision would be required at these sites (based on the current public transport network) From a public transport perspective, we would encourage the prioritisation of these sites based on the proximity to the core public transport network and the bus service frequency levels.

342m to core bus network

11 buses per hour

Within 20 mins to primary school

Within 30 mins to secondary school

Within 20 mins to primary health

Comments on phasing

**DPP Allocation** 

Preferred housing allocation

DPP Allocation Conclusion

The site is currently a Makro store, in a mixed use (residential and employment) area, suitable for residential or employment uses in principle.

## 3387 Geldered Road, Asquith Avenue, Gildersome, Leeds

Site Details								
Easting	425011	Northing	428741	Site area ha	11.8	SP7	Smaller Settlement Infill	
HMCA	Outer South	n West			Ward	Morley No	rth	
Site Chai	acteristic	es						
Site type	Greenfield							
On-site land	d uses							
Agriculture								
Neighbourin	ng land uses							
Manufactur	ing and Who	olesale						
Unmanaged	d Forest							
Other land uses - None								
Topograph	y Flat				Landscape	No Tree Cov	ver .	
Boundarie	S				Road front	Yes		
Description								

# **Greenbelt Assessment - Not Required**

## 1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	1
Would development result in an isolated development?	
Is the site well connected to the built up area?	1
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

#### 2. Prevent neighbouring towns from merging

	3				
Would development lead to physical connection of settlements?					
Do features provide bound					
Coalescence Conclusion		•			

#### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary					
Does the site provide acces	s to the countryside				
Does the site include local/	national nature conservation areas (SSSIs				
Areas of protected/unprotected woodland/trees/hedgerows?					
Site includes Grade 1, Grad					
Does the site contain buildings					
Are these buildings used for agricultural purposes?					
Encroachment Conclusion					

#### 4. Preserve the setting and special character of historic towns

	• .
Site within/adjacent to	conservation area/listed building/historical features?
Can development pres	erve this character?
Character Conclusion	

Overall Conclusion from assessment against all 4 purposes of green belt and essential

characteristics of openness and permanence

#### 3387 Geldered Road, Asquith Avenue, Gildersome, Leeds

# **SHLAA** conclusions Availability: Short (=<5 yrs) Suitability: LDF to determine Achievability: Medium (6-10yrs) Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Reasonably good accessibility 4 Access comments access achivevale from Gelderd Rd and Asquith avenue 4 Local network comments congested location with cumulative issues 3 Total score Mitigation measures new access and off-site works 11 Highways site support yes with mitigation Contingent on other sites Contingent on other sites **Highways Agency** Impact No material impact No objection **Network Status** Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of Morley/Gildersome/Ardsley cluster. **Network Rail** Yorkshire Water Treatment Works Knostrop Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study. **Environment Agency** Constraints FZ1 over 1 ha. See comments in main text of our response. LCC **Ecology support** Not supported Not supported (RED). This proposed allocation lies adjacent to Clubbed Oaks and Dean Wood LNA an important ancient woodland site. The southern boundary of the proposed allocation site has been set along the LNA, however the woodland (0.29ha of which is included on the Ancient

Woodland Inventory) lies within the site. In total the site includes 1.97ha of lowland mixed deciduous woodland along the south, south-west and

Spatial relationships

**UDP Designations** 

2207	Coldorod Dood	Acquith Avanua	Cildorcomo	Loode
3387	Geluel eu Roau,	Asquith Avenue.	Gildel Sollie,	Leeus

west boundaries. In	is woodland neips to buffer and ennance the ancient woodland Liv	ia site and snou	id be excluded from the allocation.
Ecology boundary			
protect and enhance 20 metre buffer with flood water attenuati	pation if Red hatched areas are excluded and the boundary is ammethe boundary with Clubbed Oaks and Den Wood LNA and the word native shrub and small tree planting. Adjacent to the beck (in the ion ponds designed to retain a minimum of 500mm of water for Valuation ponds designed to retain a minimum of 500mm of water for Valuation ponds designed to retain a minimum of 500mm of water for Valuation ponds designed to retain a minimum of 500mm of water for Valuation ponds designed to retain a minimum of 500mm of water for Valuation ponds designed to retain a minimum of 500mm of water for Valuation ponds designed to retain a minimum of 500mm of water for Valuation ponds designed to retain a minimum of 500mm of water for Valuation ponds designed to retain a minimum of 500mm of water for Valuation ponds designed to retain a minimum of 500mm of water for Valuation ponds designed to retain a minimum of 500mm of water for Valuation ponds designed to retain a minimum of 500mm of water for Valuation ponds designed to retain a minimum of 500mm of water for Valuation ponds designed to retain a minimum of 500mm of water for Valuation ponds designed to retain a minimum of 500mm of water for Valuation ponds designed to retain a minimum of 500mm of water for Valuation ponds designed to retain a minimum of 500mm of water for Valuation ponds designed to retain a minimum of 500mm of water for Valuation ponds designed to retain a minimum of 500mm of water for Valuation ponds designed to retain a minimum of 500mm of water for Valuation ponds designed to retain a minimum of 500mm of water for Valuation ponds designed to retain a minimum of 500mm of water for Valuation ponds designed to retain a minimum of 500mm of water for Valuation ponds designed to retain a minimum of 500mm of water for Valuation ponds designed to retain a minimum of 500mm of water for Valuation ponds designed to retain a minimum of 500mm of water for Valuation ponds designed to the valuation ponds designed to the valuation ponds designed to the valuation ponds desig	odland belts to t e 20 metre buffe Vater Vole enha	the south, south-west and west by providing a r from the existing woodland) there should be neement linked to the beck corridor.
Education comments			
Flood Risk			
Flood Zone 1. SW co	rner of site adjacent to Dean Beck at risk of flooding.		
Utilities			
Gas			
Electric			
Fire and Rescue			
Telecoms			
Other			
English Heritage			
Natural England			
Planning History	Applications since 1/1/2009, covering more than 50% of the site		
App Number	Proposal	Decision	% of site
12/02470/OT	Outline application for proposed employment development for up to 92148 sq m of use classes B1(b) (Research and Development) and B1(c) (Light Industrial Uses), B2 (General Industrial Uses) and B8 (Storage and Distribution Uses), with two points of access off Gelderd Road and one point of access off Asquith Avenue		99

**Core Strategy** 

# 3387 Geldered Road, Asquith Avenue, Gildersome, Leeds

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	1.00	
Overlaps Urban Extension	<b>V</b>	
	•	

# Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

# Other Spatial Relationship

Other Spatial Relations	silip
LCC ownership	% 0.00
Nearest train station	Morley
Nearest train station distance (r	m) 2054.08
Nearest bus st	op 6861
Nearest bus stop distance (r	m) 287.90
Agricultural classificati	on Grade 3a
Overlaps SS	SSI
Overlaps SE	GI
Overlaps Lf	VA ✓
Overlaps Lf	VR
Overlaps Conservation Ar	rea
Overlaps Listed Buildi	
Overlaps Strat. Employment buff	
Overlaps Public Right of W	'ay
Overlaps SFRA Flood Zo	ne
Overlaps EA Flood Zo	ne
Overlaps HSE Major Haza	ırd
Overlaps HSE Gas Pipeli	ne
Overlaps Pot. Contaminati	on 🗸
Overlaps Minerals Safegua	arded

Overlaps Mi	inerals Safeguarded
Overlaps Minerals	Safeguarded 100m

#### 3387 Geldered Road, Asquith Avenue, Gildersome, Leeds

#### Conclusions

Issues and Options Summary

The site is within the urban area, within an established employment area, allocated for employment uses on the existing UDP. Considered suitable for employment rather than residential use.

Site affects others?

Sustainability summary

Significant negative - employment and economic growth (part of strategic employment allocation), greenfield site and ecology objection. Minor negative - pollution. Minor positive - greenhouse emissions, flood risk and accessibility.

#### Summary of reps

Pros

Some support for housing development. Opportunity to extend village towards the city and green a new community. Gelderd Road capable of sustaining more traffic. Minimal impact on residents and most of site set within industrial estate.

Cons

No reasons given

#### Statutory

**WYCA** 

Within 400m of the current core bus network. From a public transport perspective, these sites (in principle) would be acceptable for housing development. For the larger sites, site specific mitigation would be required but it is unlikely that substantial bus service provision would be required at these sites (based on the current public transport network).

Within 289m to core bus network

6 buses per hour

Within 20 mins to primary school

Within 30 mins to secondary school

Within 20 mins to primary health

#### Comments on phasing

#### **DPP Allocation**

Not proposed as housing allocation

#### DPP Allocation Conclusion

The site is within the urban area, within an established employment area, allocated for employment uses on the existing UDP. Considered suitable for employment rather than residential use // Allocation changed to 'not preferred' following discussions with Cllr Gruen - site returning to employment allocation. RC 27/11/14

## 3394 Dewsbury Road, Leeds, LS11 7DF

Site Details								
Easting	428977	Northing	430085	Site area ha	1.8	SP7	Main Urban Area Infill	
HMCA	Outer South	n West			Ward	Beeston ar	nd Holbeck	
Site Characteristics Site type Brownfield								
On-site land	d uses							

Neighbouring land uses

Manufacturing and Wholesale

Dwellings

Other land uses - None

Topogra	hy Flat	Landscape	Limited Tree Cover
Boundar	es Existing well defined	Road front	Yes

Description

#### **Greenbelt Assessment - Not Required**

## 1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?		
Would development result in an isolated development?		
Is the site well connected to the built up area?		
Would development round off the settlement?		
Is there a good existing barrier between the existing urban area and the undeveloped land?		
Unrestricted Sprawl Conclusion		

#### 2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?		
Do features provide boundaries to contain the development?		
Coalescence Conclusion		

#### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

**Encroachment Conclusion** 

## 4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?		
Can development pres	erve this character?	
Character Conclusion		

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

characteristics of openiness and permanence		

LCC

Ecology support
Supported

Supported

# 3394 Dewsbury Road, Leeds, LS11 7DF **SHLAA** conclusions Availability: Short (later) Suitability: Suitable Achievability: Medium (6-10yrs) Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Good Accessibility 5 Access comments access can be taken from numerous points, mainly Oakhurst Ave 5 Local network comments spare capacity but some cumulative issues 4 Total score Mitigation measures 14 Highways site support Contingent on other sites Contingent on other sites **Highways Agency** Impact No material impact Network Status No objection **Network Rail** Yorkshire Water Treatment Works Knostrop Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study **Environment Agency** Constraints FZ1 over 1 ha. See comments in main text of our response.

# **Outer South West** 3394 Dewsbury Road, Leeds, LS11 7DF Ecology boundary **Education comments** Flood Risk Flood Zone 1 Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England

Spatial relationships

**Planning History** 

**App Number** 

		1
UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	1.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

**Proposal** 

Core Strategy	

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>✓</b>	

% of site

Decision

# **Regeneration Areas**

Applications since 1/1/2009, covering more than 50% of the site

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

# Other Spatial Relationship

LCC ownership %	0.00
-----------------	------

# 3394 Dewsbury Road, Leeds, LS11 7DF

Nearest train station C	Cottingley
Nearest train station distance (m)	1592.47
Nearest bus stop	4079
Nearest bus stop distance (m)	161.02
Agricultural classification U	rban
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	$\overline{\Box}$
Overlaps HSE Major Hazard	$\overline{\Box}$
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<b>✓</b>
Overlaps Minerals Safeguarded	
Overlaps Minerals Safeguarded 100m	

# 3394 Dewsbury Road, Leeds, LS11 7DF

Conclusions	
Issues and Options Summary	
Brownfield site, within the urban area. Sui	itable for residential use in principle.
Site affects others?	
Sustainability summary	
	ic growth and pollution. Significant positive - greenhouse emissions, flood risk and accessibility. leisure and greenspace, community participation, brownfield site and tran
Summary of reps	
Comments on phasing	
DPP Allocation	
Preferred housing allocation	
DPP Allocation Conclusion	
Brownfield site, within the urban area. Sui	itable for residential use in principle.

#### 3397 116 Old Lane, Leeds

Site Deta	ails							
Easting	428734	Northing	430231	Site area ha	0.5		SP7	Main Urban Area Infill
HMCA	Outer South West		War	d	Beeston and	d Holbeck		

#### **Site Characteristics**

Site type Brownfield

On-site land uses

Vacant land

Neighbouring land uses

Shops

Manufacturing and Wholesale

Dwellings

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Partially well-defined	Road front	No

Description

#### **Greenbelt Assessment - Not Required**

#### 1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

#### 2. Prevent neighbouring towns from merging

_		
Would development lead t		
Do features provide boundaries to contain the development?		
Coalescence Conclusion		

#### 3. Assist in safeguarding the countryside from encroahment

•	5	
Strong defensible boundary	between site and urban area	
Does the site provide acces	s to the countryside	
Does the site include local/	national nature conservation areas (SSSIs	
Areas of protected/unprote	cted woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?		
Does the site contain buildi	ngs	
Are these buildings used for agricultural purposes?		
Encroachment Conclusion		

# 4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	

Character Conclusion

3397 116 Old Lane, Leeds			
Overall Conclusion from assessment characteristics of openness and per	against all 4 purposes of green belt ar manence	nd essential	
SHLAA conclusions			
Availability: Short (early)	Suitability: Unsuitable	Achievability: Medium (6-10yrs)	
Summary of infrastructure prov	rider comments		
LCC Highways Comments			
Public transport accessibility comments			Rank (1-5)
Good Accessibility			
			5
Access comments			
Takes access from an industrial (private)	road		
			1
Local network comments			
Spare capacity but some cumulative issu	es		4
			4
Mitigation measures			Total score
			10
Highways site support			
no			
Contingent on other sites			
on and on one			
Contingent on other sites			
	(		
Highways Agency	Notwork Status No objection		
Impact No material impact	Network Status No objection		
Network Rail			
Yorkshire Water			
Treatment Works Knostrop			
level. Development that will connect to t ensure the necessary infrastructure and 2020. Phasing is one method used to en represent a 10% or greater increase in p developer wants to bring a site forward	he public sewer system needs to be co-ordina capacity can be provided to serve the site. The sure sites are brought forward in line with YV opulation served by the works should take in	capacity for significant development at Knostrop H ated with Yorkshire Water's Asset Management Pla he forthcoming AMP(6) will run from April 2015 to W's investment. It is particularly important that site ito account available sewerage and WwTW capacity ovements it may be possible for the developer to pudy.	nns (AMP) to March es which y. If a
<b>Environment Agency</b>			
Constraints			
FZ1 under 1 ha. See comments in main	text of our response.		

English Heritage

Natural England

# 3397 116 Old Lane, Leeds LCC Ecology support Supported Supported Ecology boundary Education comments Flood Risk Flood Zone 1 Utilities Gas Electric Fire and Rescue Telecoms Other

Planning History	Applications since 1/1/2009, covering more than 50% of the site		
App Number	Proposal	Decision	% of site
14/02462/RM	Reserved Matters relating to appearance, landscaping, layout and scale following Outline Planning Permission 14/02461/FU.	Α	100
14/02461/FU	Variation of conditions 3 (site access), 4 (maximum floor space for the sale of comparison goods), 5 and 6 (hours of opening), 12 (sustainability) and 13 (contamination) on previous approval 11/04306/OT	Α	100
11/04306/OT	Demolish existing buildings and erect a retail foodstore (Class A1), with car parking, landscaping and access	Α	100

Spatial relationships	
UDP Designations	Core Strategy

# 3397 116 Old Lane, Leeds

ар

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>✓</b>	

# Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

# Other Spatial Relationship

LCC ownership % 0.00
Nearest train station Cottingley
arest train station distance (m) 1359.70
Nearest bus stop 9327
Nearest bus stop distance (m) 94.01
Agricultural classification Urban
Overlaps SSSI
Overlaps SEGI
Overlaps LNA
Overlaps LNR
Overlaps Conservation Area
Overlaps Listed Building
rlaps Strat. Employment buffer
Overlaps Public Right of Way
Overlaps SFRA Flood Zone
Overlaps EA Flood Zone
Overlaps HSE Major Hazard
Overlaps HSE Gas Pipeline
Overlaps Pot. Contamination
Overlaps Minerals Safeguarded
erlaps Minerals Safeguarded 100m

#### 3397 116 Old Lane, Leeds

#### Conclusions

Issues and Options Summary

Within the urban area. Pending application for foodstore. The site is between a foodstore and employment uses and would therefore be most appropriate for employment use. Highway concerns re residential access through private industrial road. (Also see CFSM023)

Site affects others?

Sustainability summary

Minor negative - employment and economic growth. Significant positive - greenhous emissions and accessibility. Minor positive - access to schools, health, leisure and greenspace, community participation, brownfield site, flood risk and transport network.

Summary of reps

Comments on phasing

**DPP Allocation** 

Not proposed as housing allocation

**DPP Allocation Conclusion** 

Within the urban area. Pending application for foodstore. The site is between a foodstore and employment uses and would therefore be most appropriate for employment use. Highway concerns re residential access through private industrial road. (Also see CFSM023)

#### 3428 Land off Daisy Hill Close, Morley, Leeds

Site Details								
Easting	426963	Northing	428580	Site area ha	0.6	SP7	Major Settlement Infill	
HMCA	Outer South	n West			Ward	Morley Nor	th	
Site Char	ractoristi	re			·	·		
Site Griai	acteristic	<i>,</i> ,						
Site type	Greenfield							
On-site land	d uses							
Agriculture								
Neighbouring land uses								
Agriculture								
Dwellings								
Other land uses - None								
Topograph	y Flat				Landscape	Limited Tree	Cover	
Boundaries	s Poorly de	fined			Road front	No		
Description								

#### **Greenbelt Assessment - Not Required**

#### 1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?		
Would development result in an isolated development?		
Is the site well connected to the built up area?		
Would development round off the settlement?		
Is there a good existing barrier between the existing urban area and the undeveloped land?		
Unrestricted Sprawl Conclusion		

#### 2. Prevent neighbouring towns from merging

	3	
Would development lead to physical connection of settlements?		
Do features provide boundaries to contain the development?		
Coalescence Conclusion		•

# 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary		
Does the site provide acces	s to the countryside	
Does the site include local/	national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?		
Site includes Grade 1, Grad		
Does the site contain buildings		
Are these buildings used for agricultural purposes?		
Encroachment Conclusion		

#### 4. Preserve the setting and special character of historic towns

	•	
Site within/adjacent to conservation area/listed building/historical features?		
Can development pres	erve this character?	
Character Conclusion		

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

LCC

**Ecology support** 

Supported

Supported

#### 3428 Land off Daisy Hill Close, Morley, Leeds

# **SHLAA** conclusions Availability: Short (=<5 yrs) Suitability: Suitable Achievability: Short (=<5yrs) Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Site lies within accessibility standard for 3/4 buses per hour, 60% of site meets core strategy standards for employment, 100% of 4 site for primary health, primary and secondary education Access comments Access could be provied from Daisy Hill Close 5 Local network comments Cumulative impact with adjacent sites in busy location 3 Total score Mitigation measures 12 Highways site support yes but mitigation required for adjacent sites 1282/1283 Contingent on other sites Contingent on other sites **Highways Agency** Impact No material impact No objection **Network Status** Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of Morley/Gildersome/Ardsley cluster. **Network Rail** Yorkshire Water Treatment Works Knostrop Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study. **Environment Agency** Constraints FZ1 under 1 ha. See comments in main text of our response.

# Ecology boundary Education comments Flood Risk

Utilities	
Gas	

Flood Zone 1

Electric	

Fire	and	Rescue	

lelecoms	

Other	
English	Heritage

Natural	England
maturai	Lingiano

Planning History	Applications since 1/1/2009, covering more than 50% of the sit	e	
App Number	Proposal	Decision	% of site
13/00625/FU	14 detached houses with associated car parking and landscaping	Α	99

#### Spatial relationships

# **UDP Designations**

our besignations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.01	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

# **Core Strategy**

Main Urban Area	0.00	% overlap
Major Settlement	1.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>✓</b>	

# **Regeneration Areas**

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

# Other Spatial Relationship

LCC ownership %	0.00

# 3428 Land off Daisy Hill Close, Morley, Leeds

Nearest train station	Morley
Nearest train station distance (n	n) 473.95
Nearest bus sto	op 10316
Nearest bus stop distance (n	n) 201.13
Agricultural classification	on Urban
Overlaps SS	SI
Overlaps SE	GI
Overlaps LN	IA
Overlaps LN	IR
Overlaps Conservation Are	ea
Overlaps Listed Buildir	ng
Overlaps Strat. Employment buff	er
Overlaps Public Right of Wa	ay
Overlaps SFRA Flood Zor	ne
Overlaps EA Flood Zor	ne
Overlaps HSE Major Haza	rd
Overlaps HSE Gas Pipelir	ne
Overlaps Pot. Contamination	on 🗸
Overlaps Minerals Safegua	arded
Overlaps Minerals Safeguarded 1	100m

#### 3428 Land off Daisy Hill Close, Morley, Leeds

#### Conclusions

Issues and Options Summary

Site within the urban area, bordered on three sides by housing. Residential development acceptable in principle.

Site affects others?

Sustainability summary

Significant negative - greenfield site. Minor positive - access to schools, health, leisure and greenspace, greenhouse emissions, flood risk, transport network and accessibility.

Summary of reps

Pros

The site already has planning permission granted in December 2012.

Cons

Site access, traffic congestions, existing schools full, green belt and brownfield sites should come forward first.

Statutory

**WYCA** 

Falls within 400m of the current core bus network. Site specific mitigation would be required but it is unlikely that substantial bus service provision would be required at these sites (based on the current public transport network). From a public transport perspective, we would encourage the prioritisation of these sites based on the proximity to the core public transport network and the bus service frequency levels.

389m to core bus network

11 buses per hour

Within 20 mins to primary school

Within 30 mins to secondary school

Within 20 mins to primary health

Comments on phasing

**DPP Allocation** 

Identified housing site

**DPP Allocation Conclusion** 

Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted

#### 3456A Land off Haigh Moor Road

Sita	Dataile	

Easting	428572	Northing	424885	Site area ha	1.6	SP7	Smaller Settlement Extension
HMCA	Outer South	n West			Ward	Ardsley and	Robin Hood

#### **Site Characteristics**

Site type Greenfield

On-site land uses

Agriculture

Car Parks

Agriculture

Neighbouring land uses

Dwellings

Water Storage and Treatment

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description

Site topography is flat and sloping

#### **Greenbelt Assessment**

#### 1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	No
Would development result in an isolated development?	No
Is the site well connected to the built up area?	Yes
Would development round off the settlement?	Partial
Is there a good existing barrier between the existing urban area and the undeveloped land?	No
Unrestricted Sprawl Conclusion Low potential to lead to unrestr	icted sprawl

#### 2. Prevent neighbouring towns from merging

Would development lead	No	
Do features provide boundaries to contain the development?		No
Coalescence Conclusion	No merging of settlements	

#### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	Yes
Does the site include local/national nature conservation areas (SSSIs	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	Yes
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	No

Encroachment Conclusion Site does not perform an important role in safeguarding from encroachment

#### 4. Preserve the setting and special character of historic towns

Site within/adjacent to	conservation area/listed building/historical features?	No
Can development pres	erve this character?	
Character Conclusion	No effect on the setting and special character of histor	ic features

#### 3456A Land off Haigh Moor Road

# Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Development of the site would represent partial infill development and would retain the openness between the built up area and reservoir.

SHLAA conclusions					
Availability: Short (=	=<5 yrs)	Suitability:	LDF to determine	Achievability: Longterm (11+yrs)	
Summary of infra	structure provider o	comments			
LCC Highways Comi	ments				
Public transport access					Rank (1-5)
The site lies within the secondary education a		2/3 buses per	hour, 100% of the	site lies within the accessibility zone for primary &	4
Access comments					
Frontage with Haigh M	loor Road should provide a	access			
					5
Local network commer					
Cumulative impact issu	ues with other nearby sites	s - congested a	irea		3
Mitigation maggines					Total score
Mitigation measures Widen footway on Hai	gh Moor Road				
Triagn reacting on riag	geeea				12
Highways site support					
Yes with mitigation					
Contingent on other si	tes				
Contingent on other si	tes				
Highways Agency					
Impact	Netwo	rk Status			
Comment awaited					
Network Rail					
Yorkshire Water					
Treatment Works	Caldervale				
with Yorkshire Water's forthcoming AMP(6) w investment. It is partic account available sewe	s Asset Management Plans vill run from April 2015 to cularly important that sites erage and WwTW capacity	(AMP) to ensumer (AMP)	are the necessary in hasing is one methon ent a 10% or greate er wants to bring a se	Ill connect to the public sewer system needs to be co frastructure and capacity can be provided to serve the od used to ensure sites are brought forward in line we fir increase in population served by the works should site forward before YW have completed any planned amount would be determined by a developer funded	ne site. The rith YW's take into

#### **Environment Agency**

Constraints

study.

FZ1 over 1 ha. See comments in main text of our response.

#### 3456A Land off Haigh Moor Road

LCC

Ecology support Supported

Supported

Ecology boundary

**Education comments** 

3078A+1072+3373A and C+1336+3456A+536+1143B, D and F+2155+1274+1032+1067B+1069+2128 +1258+3365 = 2685 houses generates 671 primary and 268.5 secondary children. 1x2FE and 1xFE primary school required.

Flood Risk

Flood Zone 1. Small dia surface water sewer crosses site.

#### Utilities

Gas

Electric

Fire and Rescue

Telecoms

#### Other

English Heritage

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number Proposal Decision % of site

#### Spatial relationships

#### **UDP Designations**

		1
N32 Greenbelt	66.88	% 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	<b>✓</b>	
Sch. Ancient Mon.	0.00	

#### **Core Strategy**

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	1.00	
Overlaps Urban Extension	<b>✓</b>	

% overlap

#### **Regeneration Areas**

Inner South RA	0.00
LB Corridor RA	0.00
EASEL RA	0.00
Aire Valley RA	0.00
West Leeds Gateway	0.00

# 3456A Land off Haigh Moor Road

# Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Morley
Nearest train station distance (m)	3600.56
Nearest bus stop	11844
Nearest bus stop distance (m)	108.03
Agricultural classification	Grade 3
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	$\overline{\Box}$
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<b>✓</b>
Overlaps Minerals Safeguarde	ed
Overlaps Minerals Safeguarded 100	m

#### 3456A Land off Haigh Moor Road

#### Conclusions

Issues and Options Summary

Green Belt site. The site has been split into 2. Development of site A would represent partial infill development and would retain the openness between the built up area and reservoir.

Site affects others?

Sustainability summary

Significant negative - brownfield site and ecology objection. Minor positive - access to schools, health and greenspace, greenhouse emissions, flood risk, transport network and accessibility.

#### Summary of reps

Pros

Partial infill, could retain openness of green belt by boundary shown.

Cons

Overall opposition to development of the site for reason of green belt, pressure on local infrastructure, site access and cumulative impact of housing sites coming forward in Ardsley and Tingley area together with new housing in Kirklees (Chidswell). Concern at partial loss of existing car park which serves the adjoining Ardsley reservoir resulting on traffic congestion and parking issues on Haigh Moor Road

#### Statutory

WYCA

Outside 400m of the current core bus network. Consideration needs to be given to if these sites would be able to meet the LDF public transport accessibility requirements should housing be brought forward. Significant developer contributions will be required at these sites to improve the public transport to meet the council LDF accessibility policies; particularly in the larger sites should these be brought forward for development. These include SHLAA ref: 2062, 1032, 1046, 1017 & 1055.

Sites which fall marginally outside the 400m catchments and have high bus frequencies or are small sites low capacity are less of concern but are flagged up nonetheless.

The table also includes accessibility assessments results to access other services and facilities within acceptable journey times on public transport.

1133 to core bus network

4 buses per hour

Within 20 mins to primary school

Within 30 mins to secondary school

Within 20 mins to primary health

#### Comments on phasing

DPP Allocation

Preferred housing allocation

**DPP Allocation Conclusion** 

Green Belt site. The site has been split into 2. Development of site A would represent partial infill development and would retain the openness between the built up area and reservoir.

#### 3456B Land off Haigh Moor Road

Site Deta	ails						
Easting	428815	Northing	425086	Site area ha	12.1	SP7	Smaller Settlement Extension
HMCA	Outer Sout	h West			Ward	Ardsley and	Robin Hood

#### **Site Characteristics**

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Water Storage and Treatment

Dwellings

Unmanaged Forest

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	No

Description

#### **Greenbelt Assessment**

#### 1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	No
Would development result in an isolated development?	No
Is the site well connected to the built up area?	Yes
Would development round off the settlement?	No
Is there a good existing barrier between the existing urban area and the undeveloped land?	No
Unrestricted Sprawl Conclusion Low potential to lead to unrestrict	ted sprawl

#### 2. Prevent neighbouring towns from merging

Would development lead	No	
Do features provide boundaries to contain the development?		No
Coalescence Conclusion	No merging 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	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 pres	erve this character?		
Character Conclusion	No effect on the setting and special character of historic features		

#### 3456B Land off Haigh Moor Road

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

The site borders the reservoir and it is considered important to protect the openness between the built up area and reservoir.

SHLAA conclusions				
Availability: Short (=<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)
The site lies within the accessibility standard of primary & secondary education and primary he		hour, 80% of the site lies wit	thin the accessibility standard for	3
Access comments				
Requires part site 3456A for access				
				3
Local network comments				
Cumulative impact issues with other nearby site	es - congested a	area		3
Mitigation measures				Total score
Widen footway on Haigh Moor Road				9
				7
Highways site support				
yes subject to access				
Contingent on other sites				
Contingent on other sites				
Highways Agency				
Impact Netwo	ork Status			
Comment awaited				
Network Rail				
Yorkshire Water Coldaniele				
Treatment Works Caldervale  There is limited capacity at Caldervale for new capacity at Caldervale.	dovolonment F	Ovelenment that will connec	t to the public sower system peeds to be co	ordinated
with Yorkshire Water's Asset Management Plan	s (AMP) to ensu	ure the necessary infrastructu	ure and capacity can be provided to serve the	ne site. The
forthcoming AMP(6) will run from April 2015 to investment. It is particularly important that site				
account available sewerage and WwTW capacit	y. If a develope	er wants to bring a site forwa	ard before YW have completed any planned	
improvements it may be possible for the development.	per to provide	contributions. The amount v	vould be determined by a developer funded	reasibility

#### **Environment Agency**

Constraints

FZ1 over 1 ha. See comments in main text of our response.

Spatial relationships

**UDP Designations** 

# 3456B Land off Haigh Moor Road

LCC	
Ecology support	Not supported
and wintering wildfow habitat around the ma be used as a recreation	This is a large allocation immediatley adjacent to Ardsley Reservoir Local Nature Area. The reservoir is important for passage all and surrounding fields can be import food resources for this type of site. This would remove approximately one third of this argin of the site. It is questionable whether or not a buffer zone would be adequate for this situation as it would seem likely to anal space with associated disturbance. The site could only be considered acceptable if habitat around the reservoir could be wildfowl with no public access.
Ecology boundary	
from the western edg being managed positi	ation if Red hatched areas are excluded and the boundary is ammended as per Drawing RM/3456 (a minimum of 50 metres e of the road around the reservoir and Westerton Wood) - but no public access permitted within this removed area and it vely as a nature area for passage and wintering wildfowl. Mitigation will be required to protect and enhance the boundaries manent fencing to deter access and screened with a minimum 20 metre buffer planted with native small trees and shrubs.
Education comments	
Flood Risk	
Flood Zone 1. Two nu	mber small dia surface water sewers cross the site.
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
Other	
English Heritage	
English Heritage	
Natural England	
-	
Planning History	Applications since 1/1/2009, covering more than 50% of the site
App Number	Proposal Decision % of site

**Core Strategy** 

# 3456B Land off Haigh Moor Road

% overlap

N32 Greenbelt	99.95
N34 PAS	0.00
RL1 Rural Land	0.00
N1 Greenspace	0.00
N1A Allotments	0.00
N5 Open Space	0.00
N6 Playing Pitch	0.00
N8 Urban Green Corridor	0.00
CC Shopping Quarter	0.00
UDP City Centre	0.00
S2S6 Town Centre	0.00
Proposed Local Centre	0.00
Overlaps N37 SLA	<b>✓</b>
Sch. Ancient Mon.	0.00

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	1.00	
Overlaps Urban Extension	· •	

# Regeneration Areas

% overlap	0.00	Inner South RA
	0.00	LB Corridor RA
	0.00	EASEL RA
	0.00	Aire Valley RA
	0.00	West Leeds Gateway

# Other Spatial Relationship

-	_
LCC ownership %	0.00
Nearest train station	Morley
Nearest train station distance (m)	3542.66
Nearest bus stop	6167
Nearest bus stop distance (m)	205.25
Agricultural classification G	rade 3
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	<b>✓</b>
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	<b>✓</b>
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<b>✓</b>
Overlaps Minerals Safeguarded	<b>i</b>
Overlaps Minerals Safeguarded 100m	1

#### 3456B Land off Haigh Moor Road

#### Conclusions

Issues and Options Summary

Green Belt site. The site has been split into 2. Site B borders the reservoir and it is considered important to protect the openness between the built up area and reservoir. The path around the reservoir is well used.

Site affects others?

Sustainability summary

Significant negative - brownfield site, ecology objection and landscape. Minor positive - access to schools, health and greenspace, greenhouse emissions, flood risk, transport network and accessibility.

Summary of reps

Pros

None given

Cons

All representors object to housing on the site for reasons of traffic congestion, lack of public transport, pressure on local infrastructure, green belt, visual impact, wildlife and the housing numbers proposed for the Ardsley area.

Statutory

WYCA

Falls outside 400m of the current core bus network. Consideration needs to be given to if this site would be able to meet the LDF public transport accessibility requirements should housing be brought forward. We agree that these sites would not be suitable for housing development.

1133m to core bus network

4 buses per hour

Within 20 mins of primary school

Within 30 mins of secondary school

Within 20 mins of primary health

Comments on phasing

**DPP Allocation** 

Not proposed as housing allocation

DPP Allocation Conclusion

Green Belt site. The site has been split into 2. Site B borders the reservoir and it is considered important to protect the openness between the built up area and reservoir. The path around the reservoir is well used.

#### 3458 Wood End Farm, South of Whitehall Road, Farnley

Site Details							
Easting	425096	Northing	430699	Site area ha	13.3	SP7	Other Rural Extension
HMCA Outer South West, Outer West		Ward	Farnley an	d Wortley			
Site Characteristics							

Site type	Greenfield

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	No

Descri	ntion
DUSUIT	puon

#### **Greenbelt Assessment**

#### 1. Check the unresticted sprawl of large built up areas

Would development lead to/consti	itue ribbon development?	
Would development result in an is	solated development?	
Is the site well connected to the b	ouilt up area?	
Would development round off the	settlement?	
Is there a good existing barrier be and the undeveloped land?	etween the existing urban area	
Unrestricted Sprawl Conclusion		

#### 2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?			
Do features provide boundaries to contain the development?			
	Coalescence Conclusion		

#### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area		
Does the site provide acces	s to the countryside	
Does the site include local/i	national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?		
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?		
Does the site contain buildi	ngs	
Are these buildings used for	r agricultural purposes?	
Encroachment Conclusion		

#### 4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?		
Can development pres	erve this character?	
Character Conclusion		

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

# 3458 Wood End Farm, South of Whitehall Road, Farnley **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

#### 3458 Wood End Farm, South of Whitehall Road, Farnley

#### Spatial relationships

<b>UDP Designations</b>		
N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy	

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>~</b>	

% overlap

# **Regeneration Areas**

Inner South RA	0.00
LB Corridor RA	0.00
EASEL RA	0.00
Aire Valley RA	0.00
West Leeds Gateway	0.00

# Other Spatial Relationship

LCC ownership %		0.00
Nearest train station		Cottingley
Nearest train station distance	Nearest train station distance (m)	
Nearest bus stop		4685
Nearest bus stop distance (m)		276.54
Agricultural classification		Grade 3
Agriculturur ciussificul	1011	Grade 5
Overlaps S	SSI	
Overlaps SEGI		
Overlaps LNA		

Overlaps 3331	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	<b>✓</b>
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	$\overline{\Box}$
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<b>~</b>
Overlaps Minerals Safeguarded	

Overlaps Minerals Safeguarded
Overlaps Minerals Safeguarded 100m

Site sieved out. Not within settlement hierarchy

# 3458 Wood End Farm, South of Whitehall Road, Farnley

Conclusions
Issues and Options Summary
Site affects others?
Sustainability summary
Sustainability surifinary
Summary of reps
Pro This site has the greatest potential to be allocated and therefore the site should be identified as a green site, or at the very least, an amber site.  More suitable than other sites for housing supply and growth Close to facilities/shops Close to employment
There would appear to be no logical reason for the Council having concluded the site is not within the settlement hierarchy, given it lies adjacent to the settlement limits of New Farnley and would therefore form an extension to this settlement
Anti New Farnley's infrastructure cannot support any more new houses. The schools, doctors etc are already full, the roads cannot cope even now. Safety - access to this site would prove dangerous and hazardous on an already busy road.
Comments on phasing
DPP Allocation
Not proposed as housing allocation
DPP Allocation Conclusion

#### 3467 Bruntcliffe Road

Site Details							
Easting	425311	Northing	427102	Site area ha	0.5	SP7	Major Settlement Infill
HMCA Outer South West			Ward	Morley Sou	th		

#### **Site Characteristics**

Site type Greenfield

On-site land uses

Vacant land

Neighbouring land uses

Manufacturing and Wholesale

Dwellings

Water Storage and Treatment

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description

#### **Greenbelt Assessment - Not Required**

#### 1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

#### 2. Prevent neighbouring towns from merging

_		
Would development lead t		
Do features provide bound		
Coalescence Conclusion		

#### 3. Assist in safeguarding the countryside from encroahment

•	5	
Strong defensible boundary		
Does the site provide acces		
Does the site include local/	national nature conservation areas (SSSIs	
Areas of protected/unprote		
Site includes Grade 1, Grad		
Does the site contain buildi		
Are these buildings used fo		
Encroachment Conclusion		

#### 4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	

Character Conclusion

3467 Bruntcliffe Road				
Overall Conclusion from assessment characteristics of openness and per		oses of green belt a	and essential	
SHLAA conclusions				
Availability: Unavailable	Suitability	: Unsuitable	Achievability: Short (=<5yrs)	
C				
Summary of infrastructure prov	ider comments			
Public transport accessibility comments				Rank (1-5
•	4 buses per hour and	100% of site meets the	ne core strategy standards for primary health,	
primary & secondary education and 25%	of site to employmen	nt	, , , , , , , , , , , , , , , , , , , ,	3
Access comments				
Access ok from Bruntcliffe Road	-			
				5
Local network comments				
Cumulative impact issues with other near	by sites			3
				3
Mitigation measures				Total scor
Mitigation measures  Local mitigation may be required for adja	cent sites 1064			]
				11
Highways site support	adiacent cites 1044			7
Yes Local mitigation may be required for	adjacent sites 1064			
Contingent on other sites				_
Contingent on other sites				]
Contingent on other sites				
	·			
Highways Agency				
Impact No material impact	Network Status	No objection		
·	<u>I</u>			
Notaroul Poil				
Network Rail				
Yorkshire Water				
Treatment Works Knostrop				
level. Development that will connect to the ensure the necessary infrastructure and c 2020. Phasing is one method used to ensure the ensure that a 10% or greater increase in personal transfer of the ensure that the ensure	ne public sewer syste capacity can be provious sure sites are brough opulation served by to pefore YW have comp	em needs to be co-ordided to serve the site.  It forward in line with your works should take in the works where works were works with the works were works where we would be worked to be worked with the works where we would be worked where we would be worked with the works where we would be worked with the works where we would be worked where we would be worked with the works where we would be worked with the works where we would be with the works where we will be worked with the works where we will be worked with the works where we will be worked with the works where we would be with the works where we would be with the works where we will be worked with the works where we will be with the works which will be with the works which we will be with the works which will be with the works which we will be with the works which we will be with the works which we will be with the w	s capacity for significant development at Knostro nated with Yorkshire Water's Asset Management The forthcoming AMP(6) will run from April 2015 W's investment. It is particularly important that into account available sewerage and WwTW capa provements it may be possible for the developer tudy.	Plans (AMP) to 5 to March sites which acity. If a
Environment Agency	<u> </u>			
Environment Agency Constraints				
FZ1 under 1 ha. See comments in main	text of our response.			

#### 3467 Bruntcliffe Road

LCC	
Ecology support	Supported
Supported	
Ecology boundary	
Education comments	
Flood Risk	
Flood Zone 1. Covered	d resrvoir immediately to SW of site.
Utilities	
Gas	
Electric	
Fire and Rescue	
The drid Resede	
Telecoms	
Other	
English Heritage	
Lingiisii Heritaye	
Natural England	

Planning History	Applications since 1/1/2009, covering more than 50% of the site		
App Number	Proposal	Decision	% of site
09/02886/FU	Laying out of access road and erect 5 detached houses	W	96
09/04620/FU	Laying out of access road and erect 5 detached dwellings	R	96

### Spatial relationships

# **UDP Designations**

ODI Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	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	<b>~</b>	

Regeneration	Areas
--------------	-------

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m

3467	Bruntcliffe Road	
	Sch. Ancient Mon. 0.0	00
	<u>'</u>	
Othor	r Cnatial Dalationahir	_
Otnei	r Spatial Relationship	)
	LCC ownership %	0.00
	Nearest train station	Morle
Neare	st train station distance (m)	1935.06
	Nearest bus stop	4435
Ne	earest bus stop distance (m)	59.02
	Agricultural classification L	Jrban
	· ·	
	Overlaps SSSI	
	Overlaps SEGI	
	Overlaps LNA	
	Overlaps LNR	
	Overlaps Conservation Area Overlaps Listed Building	
Overla	ps Strat. Employment buffer	
	Overlaps Public Right of Way	<b>✓</b>
	Overlaps SFRA Flood Zone	
	Overlaps EA Flood Zone	Ħ
	Overlaps HSE Major Hazard	
	Overlaps HSE Gas Pipeline	
(	Overlaps Pot. Contamination	<b>✓</b>

#### 3467 Bruntcliffe Road

#### Conclusions

Issues and Options Summary

Site within the urban area. Access through site is required for the covered reservoir. However, there may be the opportunity for limited development of the site if access is maintained.

Site affects others?

Sustainability summary

Significant negative - greenfield. Minor negative - pollution. Minor positive - access to schools, health and greenspace, and flood risk.

Summary of reps

Pro

Change from Amber to Green to replace Green sites in Outer South West

Potential Education and School site

Morley Town Council - Site Must be co-ordinated with sites nearby and boundarieswhich should be drawn to reflect the recent Planningpermission granted to Barratt Homes and the associated

Sec 106 buffer-strip agreement.

Anti

Green to Red - Bruntcliffe road Morley. Should be shelved until infrastructure is improved.

Site has had conditions placed on them by a government inspector that was hard fought for and we strongly feel that those should be included in the LDF.

Traffic/congestion- site is close to the A650 would put a vast unexceptable amount of traffic on to a road which is already classed as being over loaded by the highway department

Pressure on local services, Schools /Doctors full

Loss of greenspace - VVhile there may be need for a realistic number of houses to be built the need to keep open green buffer zones between areas should be maintained these play an important part in all local cornmunties

Brownfield sites first - Brownfield sites such as Tingley Mills, land at the bottom of High Street, Bridge Street, Fountain Street and the many brownfield sites in Leeds, just to name a few should be developed first.

#### WYCA

Amber Sites outside the Core Public Transport Network

Consideration needs to be given to if this site would be able to meet the LDF public transport accessibility requirements should housing be brought forward. We are be minded to recommend that these site were not prioritised for housing until other more accessible site have been considered. Sites which fall marginally outside the 400m catchments and have high bus frequencies or are small low capacity sites are less of concern but are flagged up nonetheless.

Distance to Core Network (Centre of site)

Buses Per Hour

Access to Primary Schools

Access to Secondary Schools

Comments on phasing

DPP Allocation

Not proposed as housing allocation

**DPP Allocation Conclusion** 

Site within the urban area. Access through site is required for the covered reservoir. However, there may be the opportunity for limited development of the site if access is maintained.

#### 4002 Park Lees site, St Anthony's Road, Beeston

Site Det	ails							
Easting	428480	Northing	430640	Site area ha	0.5	SP7	Main Urban Area Infill	
HMCA	Outer Sout	n West			Ward	Beeston a	nd Holbeck	
Site Cha	racteristi	cs						
Site type	Brownfield							
On-site lan	id uses							
Vacant bui	lding							
Neighbouri	ng land uses	3						
Dwellings								
Education								
Other land	uses - None	:						
Topograpl	hy Flat				Landscape	No Tree Cov	ver	

Road front Yes

#### **Greenbelt Assessment - Not Required**

Boundaries Partially well-defined

Description

#### 1. Check the unresticted sprawl of large built up areas

•		
Would development lead to/cons	titue ribbon development?	
Would development result in an i	solated development?	
Is the site well connected to the I	ouilt up area?	
Would development round off the	e settlement?	
Is there a good existing barrier be and the undeveloped land?	etween the existing urban area	
Unrestricted Sprawl Conclusion		

#### 2. Prevent neighbouring towns from merging

3	3	
Would development lead		
Do features provide bound		
Coalescence Conclusion		

#### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary be	tween site and urban area	
Does the site provide access to the countryside		
Does the site include local/nat	ional nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?		
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?		
Does the site contain buildings	3	
Are these buildings used for a	gricultural purposes?	
Encroachment Conclusion		

#### 4. Preserve the setting and special character of historic towns

	•	
Site within/adjacent to	conservation area/listed building/historical features?	
Can development pres	erve this character?	
Character Conclusion		

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

# 4002 Park Lees site, St Anthony's Road, Beeston

SHLAA conclusions								
Availability: Short (=	=<5 yrs)		Suitability:	Suitable		Achievability	: Medium (6-10yrs)	
Summary of infra	structu	re provid	ler comments					
LCC Highways Com	ments							
Public transport access		nments						Rank (1-5)
Good Accessibility								5
Access comments								
Access from Beeston F	Park Place							_
								5
Local network comments		tive issues						4
								•
Mitigation measures								Total score
								14
Highways site support								
Yes			<u> </u>					
0	·							
Contingent on other si	tes							
Contingent on other si	tes							
Highways Aganay	]							
Highways Agency Impact No material i	mpact	N	letwork Status	No objection.	no mitigation requi	ired		
impact					3			
Network Rail								
Yorkshire Water	1							
Treatment Works	Knostrop							
Knostrop High and Lov level. Development the ensure the necessary 2020. Phasing is one represent a 10% or greed developer wants to bree contributions. The am	at will con infrastruct method us reater increing a site t	nect to the ure and caped to ensure ease in pop forward be	public sewer system pacity can be provide re sites are brought pulation served by the fore YW have comp	m needs to be led to serve th forward in lin ne works shou leted any plan	co-ordinated with \\ e site. The forthcome with YW's investment take into account ned improvements	Yorkshire Water's A ming AMP(6) will I nent. It is particula a available sewerag	Asset Management P run from April 2015 t arly important that si ge and WwTW capac	lans (AMP) to o March tes which ity. If a
Environment Agend	су							
Constraints								
FZ1 under 1ha. See co	omments i	n our previ	ous I&O consultatio	n				
LCC								
Ecology support	Supporte	d						
Supported								

# 4002 Park Lees site, St Anthony's Road, Beeston Ecology boundary **Education comments** Flood Risk Flood Zone 1 Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England **Planning History** Applications since 1/1/2009, covering more than 50% of the site **App Number** % of site **Proposal** Decision

# Spatial relationships

<b>UDP Designations</b>		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy	

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>✓</b>	

Regeneration Area	S
-------------------	---

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

#### Other Spatial Relationship

LCC ownership %	99.92
-----------------	-------

# 4002 Park Lees site, St Anthony's Road, Beeston

Nearest train station	Cottingley
Nearest train station distance (m)	1234.89
Nearest bus stop	6671
Nearest bus stop distance (m)	133.75
Agricultural classification	Urban
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<b>✓</b>
Overlaps Minerals Safeguarde	ed
Overlaps Minerals Safeguarded 100	m

#### 4002 Park Lees site, St Anthony's Road, Beeston

#### Conclusions

Issues and Options Summary

Previously a care home and now vacant. If the school requires space to expand then this site would provide an opportunity. Childrens Services are being consulted on all sites and any comments received will be considered before making final decisions on sites. The site is otherwise suitable for residential development in principle.

Site affects others?

Sustainability summary

Significant positive - brownfield site, greenhouse emissions, flood risk and accessibility. Minor positive - access to schools, health and greenspace and transport network.

Summary of reps

Pro

More suitable than other sites

Anti

None

WYCA

Green and Amber Sites within the Core Public Transport Network

The sites in this list are supported for housing growth.

Site specific mitigation would be required but it is unlikely that substantial bus service provision would be required at these sites (based on the current public transport network)

From a public transport perspective, we would encourage the prioritisation of these sites based on the proximity to the core public transport network and the bus service frequency levels.

Distance to Core Network (Centre of site) Buses Per Hour Access to Primary Schools Access to Secondary Schools Access to Primary Health

96 6 Yes Yes

Yes

Comments on phasing

DPP Allocation

Preferred housing allocation

**DPP Allocation Conclusion** 

Previously a care home and now vacant. The site is otherwise suitable for residential development in principle.

Site Details							
Easting	431509	Northing	426740	Site area ha	2.2	SP7	Other Rural Extension
HMCA	Outer South West			Ward	Ardsley and	Robin Hood	

### **Site Characteristics**

Site type Brownfield

On-site land uses

Manufacturing and Wholesale

Neighbouring land uses

Agriculture

Dwellings

Other

Other land uses

Stables

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

### **Greenbelt Assessment**

### 1. Check the unresticted sprawl of large built up areas

Would development lead to/cons	titue ribbon development?	No	
Would development result in an i	solated development?	No	
Is the site well connected to the	built up area?	Yes	
Would development round off the	Partial		
Is there a good existing barrier between the existing urban area and the undeveloped land?		No	
Unrestricted Sprawl Conclusion	ted sprawl		

### 2. Prevent neighbouring towns from merging

Would development lead	to physical connection of settlements?	Yes	
Do features provide boun	daries to contain the development?	No	
Coalescence Conclusion	No merging of settlements		

### 3. Assist in safeguarding the countryside from encroahment

N1 -
No
No
No
Yes
Yes
No
N Y

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	ic features	

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Brownfield site with existing employment use. Strong links to settlement, well contained site.

#### **SHLAA** conclusions

Availability: Short (=<5 yrs) Suitability: LDF to determine Achievability: Longterm (11+yrs)

### Summary of infrastructure provider comments

LCC Highways Comments	
Public transport accessibility comments	Rank (1-5)
The site has access to 2 buses per hour. All of the site meets the core straprimary health	tegy standards for primary & secondary education and 3
Access comments	
Access from Lingwell Gate Lane	5
Local network comments	
Spare capacity but cumulative issues	3
Mitigation measures	Total score
	11
Highways site support	
yes	
Contingent on other sites	
Contingent on other sites	

### **Highways Agency**

Impact	No material impact	Network Status	No objection

#### **Network Rail**

### Yorkshire Water

Treatment Works Caldervale

There is limited capacity for new development at Caldervale. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study.

### **Environment Agency**

Constraints

FZ1 over 1 ha. See comments in main text of our response.

LCC	
Ecology support	Supported
Supported	
Ecology boundary	
0, ,	
Education comments	
Eddedion comments	
Flood Risk Flood Zone 1	
FIOOd Zone I	
Utilities	
Gas	
Electric	
Electric	
Fire and Rescue	
Telecoms	
Other	
English Heritage	
Natural England	
Planning History	Applications since 1/1/2009, covering more than 50% of the site

Planning History	Applications since 1/1/2009, covering more than 50% of the site				
App Number	Proposal	Decision	% of site		
10/02996/FU	Retrospective change of use of warehouse/storage (use class B8) to general industry (use class B2)	Α	80		

### Spatial relationships

<b>UDP Designations</b>		
N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy				
Main Huban Anaa	0.00			

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>✓</b>	

Regeneration Areas	
--------------------	--

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

## Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Morley
Nearest train station distance (m)	4745.81
Nearest bus stop	2849
Nearest bus stop distance (m)	124.84
Agricultural classification	Grade 3
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<b>✓</b>
Overlaps Minerals Safeguard	ed
Overlaps Minerals Safeguarded 100	m

### Conclusions

Issues and Options Summary

Green Belt site, surrounded by development, well contained and has a road frontage. However, the site is in existing employment use.

Site affects others?

Sustainability summary

Significant negative - employment. Minor negative - economic growth, access to leisure, community participation, transport network and pollution. Significant positive - flood risk. Minor positive - access to schools and health facilities, brownfield site,

Summary of reps

Pro

Change from Amber to Green. Would fit with a small cluster of other developments but is in use for employment.

Available and suitable for housing supply

An assessment of Employment criteria is required in order to demonstrate that there is no planning need for the site to be retained in employment use and an allocation for residential use can proceed.

Anti

Greenbelt/loss of greenspace

WYCA

Yes

Amber Sites outside the Core Public Transport Network

Consideration needs to be given to if this site would be able to meet the LDF public transport accessibility requirements should housing be brought forward. We are be minded to recommend that these site were not prioritised for housing until other more accessible site have been considered. Sites which fall marginally outside the 400m catchments and have high bus frequencies or are small low capacity sites are less of concern but are flagged up nonetheless.

Distance to Core Network (Centre of site) Buses Per Hour Access to Primary Schools Access to Secondary Schools Access to Primary Health

1080 12 Yes Yes

Comments on phasing

DPP Allocation

Preferred housing allocation

**DPP Allocation Conclusion** 

Green Belt site, surrounded by development, well contained and has a road frontage.

### 4028 Thorpe Road, Middleton

Site Details							
Easting	g 430199 Northing 427739 Site area ha 1.2 SP7 Main Urban Area Infill						
HMCA Outer South West			Ward	Middleton F	Park		

### **Site Characteristics**

Site type Greenfield

On-site land uses

Outdoor amenity and open space

Neighbouring land uses

Dwellings

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

### **Greenbelt Assessment - Not Required**

### 1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?			
Would development result in an isolated development?			
Is the site well connected to the built up area?			
Would development round off the settlement?			
Is there a good existing barrier between the existing urban area and the undeveloped land?			
Unrestricted Sprawl Conclusion			

### 2. Prevent neighbouring towns from merging

_		
Would development lead		
Do features provide bound	daries to contain the development?	
Coalescence Conclusion		

### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

**Encroachment Conclusion** 

### 4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	

Character Conclusion

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

4028	Thorpe Road, Middle	ton			
SHLAA coi	nclusions				
Availabilit	y:	Suitability:		Achievability:	
Summar	y of infrastructure prov	ider comments			
	vays Comments				
	sport accessibility comments				Rank (1-5)
Mostly mee	ts accessibility standards				4
Access com	nments				
good fronta	age with Thorpe Road				5
Local netwo	ork comments				
Spare capa	city within local network				E
					5
Mitigation r	measures				Total score
					14
Highways s	ite support				
Yes					
Contingent	on other sites				
Contingent	on other sites				
Highways	s Agency				
Impact No	o material impact	Network Status	No objection		
Network I	Rail				
Yorkshire	Water				
Treatment \	· ·				
				apacity for significant development at ed with Yorkshire Water's Asset Mana	
ensure the	necessary infrastructure and c	apacity can be provide	ded to serve the site. The	e forthcoming AMP(6) will run from A	oril 2015 to March
2020. Phas	ing is one method used to ens	ure sites are brought	t forward in line with YW'	s investment. It is particularly importa- b account available sewerage and Ww	ant that sites which
developer v	wants to bring a site forward b	efore YW have comp	oleted any planned improv	vements it may be possible for the de	veloper to provide
Environm	ent Agency				
Constraints					
FZ1 over 1	ha. See comments in main te	xt of our response.			
LCC					
Ecology sup	oport Supported				
Supported					

4028	Thorpe Road, Middleton
Ecology bou	ndary
Education co	omments
Flood Risk	
Flood Zone	Possible surface water flood roueting across the site.
Utilities	
Gas	
Electric	
Fire and Res	cue
Telecoms	
TCICCOTTIS	
Other	
English Heri	tage
Natural Engl	and

Planning History	Applications since 1/1/2009, covering more than 50% of the site					
App Number	Proposal	Decision	% of site			
12/05335/FU	Variation of conditions 2 (plans approved), 16 (surface water run-off discharge rates) and 23 (code for sustainable homes) of planning application 12/02500/FU	Α	100			
12/05336/COND	Consent, agreement or approval required by conditions 2, 4, 5, 9, 10, 11, 12, 13, 16, 17, 18, 19, 20 and 22 of Planning Application 12/05335/FU	INT	100			
12/02500/FU	Residential development comprising 128 houses, access roads and public open space	Α	100			
13/9/00183/MOD	Residential development comprising 128 houses, access roads and public open space NON MATERIAL AMENDMENT TO 12/02500/FU: Relocation of proposed plots 58-63 on Thorpe Crescent due to the location of an existing gas main	M01	100			

Spatial relationships	
UDP Designations	Core Strategy

### 4028 Thorpe Road, Middleton

% overlap

N32 Greenbelt	0.00
N34 PAS	0.00
RL1 Rural Land	0.00
N1 Greenspace	0.00
N1A Allotments	0.00
N5 Open Space	0.00
N6 Playing Pitch	0.00
N8 Urban Green Corridor	0.00
CC Shopping Quarter	0.00
UDP City Centre	0.00
S2S6 Town Centre	0.00
Proposed Local Centre	0.00
Overlaps N37 SLA	
Sch. Ancient Mon.	0.00

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>V</b>	
	•	

### Regeneration Areas

I	Inner South RA	0.00	% overlap
I	LB Corridor RA	0.00	
	EASEL RA	0.00	
Ī	Aire Valley RA	0.00	
	West Leeds Gateway	0.00	

### Other Spatial Relationship

LCC ownership %	98.77
Nearest train station	Morley
Nearest train station distance (m)	3255.48
Nearest bus stop	11226
Nearest bus stop distance (m)	44.95
Agricultural classification Ur	ban
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	
Overlaps Minerals Safeguarded	
Overlaps Minerals Safeguarded 100m	

#### 4028 Thorpe Road, Middleton

### Conclusions

Issues and Options Summary

Vacant site in an existing residential area. Suitable for residential development in principle.

Site affects others?

Sustainability summary

Significant positive - brownfield site and flood risk. Minor positive - access to schools, health and greenspace, greenhouse emissions, transport network and accessibility.

Summary of reps

RPT - Support allocation of site for housing - planning consent already secured for site and currently being delivered.

WYCA

Green and Amber Sites within the Core Public Transport Network

The sites in this list are supported for housing growth.

Site specific mitigation would be required but it is unlikely that substantial bus service provision would be required at these sites (based on the current public transport network)

Yes

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

14 276 Yes Yes

Comments on phasing

**DPP Allocation** 

Preferred housing allocation

**DPP Allocation Conclusion** 

Vacant site in an existing residential area. Suitable for residential development in principle.

### 4029 Ravells Works, Whitehall Road

Site Deta	ails						
Easting	427046	Northing	430909	Site area ha	2.8	SP7	Main Urban Area Extension
HMCA Outer South West		Ward	Farnley and	Wortley			

### **Site Characteristics**

Site type Greenfield

On-site land uses

Manufacturing and Wholesale

Neighbouring land uses

Manufacturing and Wholesale

Managed Forest

Other land uses - None

Topography	Flat	Landscape	Significant Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

### **Greenbelt Assessment**

### 1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	No
Would development result in an isolated development?	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	o physical connection of settlements?	No
Do features provide bound	No	
Coalescence Conclusion		

### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas (SSSIs	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	Yes
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	No

**Encroachment Conclusion** 

### 4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	No
Can development preserve this character?	
Character Conclusion	

# Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Green Belt site. Development potential through linking of sites 2078, 3056 4029 and 1171B dependent on the necessary infrastructure and link road from Whitehall Road to Gelderd Road.

Supported

#### 4029 Ravells Works, Whitehall Road

### **SHLAA** conclusions Availability: Medium (6-10yrs) Suitability: Suitable Achievability: Longterm (11+yrs) Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Currently poorly served by all services, however some potential if linked with adjacent sites 3 Access comments needs to be considered with adjacent sites and potential link road to A58 3 Local network comments local congestion on A62 and Ring Road - requires comprehensive development and adjacent sites 3 Total score Mitigation measures Requires link road 9 Highways site support Yes with mitigation Contingent on other sites Development potential through linking of sites 2078, 3056 4029 and 1171B dependent on the necessary infrastructure and link road from Whitehall Road to Gelderd Road. Contingent on other sites Development potential through linking of sites 2078, 3056 4029 and 1171B dependent on the necessary infrastructure and link road from Whitehall Road to Gelderd Road. **Highways Agency** Impact No material impact **Network Status** No objection **Network Rail** Yorkshire Water Treatment Works Knostrop Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study. **Environment Agency** Constraints FZ1 over 1 ha and site is on top of an historic landfill site. See comments in main text of our response LCC **Ecology support** Supported

Ecology boundary

Education comments
1171B+3056+2078+4029+637 = 1202 houses generates 300 primary and 120 secondary children. 1x1.5FE primary school required.

Flood Risk
Flood Zone 1

Utilities
Gas

Electric

Fire and Rescue

Telecoms

Other
English Heritage

### Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number Proposal Decision % of site

### Spatial relationships

#### **UDP Designations** N32 Greenbelt 10.58 % overlap N34 PAS 0.00 **RL1 Rural Land** 0.00 0.00 N1 Greenspace N1A Allotments 0.00 N5 Open Space 0.00 N6 Playing Pitch 0.00 N8 Urban Green Corridor 0.00 CC Shopping Quarter 0.00 **UDP City Centre** 0.00 S2S6 Town Centre 0.00 Proposed Local Centre 0.00 Overlaps N37 SLA Sch. Ancient Mon. 0.00

Core Strategy	

Main Urban Area	89.42	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>✓</b>	

### **Regeneration Areas**

0.00	% overlap
0.00	
0.00	
0.00	
0.00	
	0.00 0.00 0.00

### Other Spatial Relationship

LCC ownership %	0.04
-----------------	------

### 4029 Ravells Works, Whitehall Road

Nearest train station	Cottingley
Nearest train station distance (m)	904.51
Nearest bus stop	4472
Nearest bus stop distance (m)	137.06
Agricultural classification	Urban
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	<b>✓</b>
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<b>✓</b>
Overlaps Minerals Safeguard	ed 🗸
Overlaps Minerals Safeguarded 100	m

### 4029 Ravells Works, Whitehall Road

### **Conclusions**

Issues and Options Summary

Green Belt site. Development potential through linking of sites 2078, 3056 4029 and 1171B dependent on the necessary infrastructure and link road from Whitehall Road to Gelderd Road.

Site affects others?

Sustainability summary

Minor negative - employment and economic growth, access to schools, health, leisure, community participation, waste and pollution. Significant positive - flood risk. Minor positive - access to greenspace and brownfield.

Summary of reps

Pro

Rounding off

Will Create services. There is also potential for primary school development in the area if the total number of sites is expanded.

Anti

Needs to be red to protect employment. Amber to red.

Not suitable for future housing

**WYCA** 

Amber Sites outside the Core Public Transport Network

Consideration needs to be given to if this site would be able to meet the LDF public transport accessibility requirements should housing be brought forward. We are be minded to recommend that these site were not prioritised for housing until other more accessible site have been considered. Sites which fall marginally outside the 400m catchments and have high bus frequencies or are small low capacity sites are less of concern but are flagged up nonetheless.

Distance to Core Network (Centre of site)

Buses Per Hour

Access to Primary Schools

Access to Secondary Schools

Access to Primary Schools

Primary Health

790

10

Yes

Yes

Comments on phasing

DPP Allocation

Not proposed as housing allocation

**DPP Allocation Conclusion** 

Green Belt site. Development potential through linking of sites 2078, 3056 4029 and 1171B dependent on the necessary infrastructure and link road from Whitehall Road to Gelderd Road.

### 4030 Thorpe Road, Thorpe Crescent, Middleton

Site Details								
Easting	430362	Northing	427627	Site area ha		0.5	SP7	Main Urban Area Infill
HMCA	Outer South	n West				Ward	Middleton F	Park
Site Characteristics								
Site type Greenfield								
On-site land	duses							
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 unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

### 2. Prevent neighbouring towns from merging

_		
Would development lead	to physical connection of settlements?	
Do features provide bound	daries to contain the development?	
Coalescence Conclusion		

### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

### 4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	

Character Conclusion

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

characteristics of openness and permanence				

Supported

## 4030 Thorpe Road, Thorpe Crescent, Middleton **SHLAA** conclusions Availability: Suitability: Achievability: Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Mostly meets accessibility standards 4 Access comments good frontage with Thorpe Road 5 Local network comments Spare capacity within local network 5 Total score Mitigation measures 14 Highways site support Yes Contingent on other sites Contingent on other sites **Highways Agency** Impact No material impact **Network Status** No objection **Network Rail Yorkshire Water** Treatment Works Knostrop Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study **Environment Agency** Constraints FZ1 under 1 ha. See comments in main text of our response. LCC Supported **Ecology support**

4030	Thorpe Road, 1	horpe Crescent, M	/liddleton		
Ecology bou	ndary				
	•				
Education co	omments				
Flood Risk					
Flood Zone	1				
Utilities					
Gas					
Electric					
Fire and Res	cue				
Telecoms					
Telecoms					
Other					
English Heri	tage				
Natural Eng	and				
ivaturar Eligi	ariu				
L					
		ainaa 1/1/2000 aayarin			

Planning History	Applications since 1/1/2009, covering more than 50% of the site		
App Number	Proposal	Decision	% of site
12/02500/FU	Residential development comprising 128 houses, access roads and public open space	Α	99
13/9/00183/MOD	Residential development comprising 128 houses, access roads and public open space NON MATERIAL AMENDMENT TO 12/02500/FU: Relocation of proposed plots 58-63 on Thorpe Crescent due to the location of an existing gas main	M01	99
12/05335/FU	Variation of conditions 2 (plans approved), 16 (surface water run-off discharge rates) and 23 (code for sustainable homes) of planning application 12/02500/FU	Α	99
12/05336/COND	Consent, agreement or approval required by conditions 2, 4, 5, 9, 10, 11, 12, 13, 16, 17, 18, 19, 20 and 22 of Planning Application 12/05335/FU	INT	99

Spatial relationships	
UDP Designations	Core Strategy

### 4030 Thorpe Road, Thorpe Crescent, Middleton

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	·
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>✓</b>	

### Regeneration Areas

% overla	0.00	Inner South RA
)	0.00	LB Corridor RA
)	0.00	EASEL RA
)	0.00	Aire Valley RA
)	0.00	West Leeds Gateway

### Other Spatial Relationship

LCC ownership %	99.94
Nearest train station	Morley
Nearest train station distance (m)	3431.38
Nearest bus stop	3448
Nearest bus stop distance (m)	152.16
Agricultural classification	Urban
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	
Overlaps Minerals Safeguarde	ed
Overlaps Minerals Safeguarded 100	m

### 4030 Thorpe Road, Thorpe Crescent, Middleton

### Conclusions

Issues and Options Summary

Cleared site in residential area currently grassed. Would be suitable for residential development in principle.

Site affects others?

Sustainability summary

Significant positive - brownfield site and flood risk. Minor positive - access to health and greenspace, greenhouse emissions, transport network and accessibility.

Summary of reps

All comments agree with Leeds City Council's Green allocation and one comment outlines that planning consent has already been secured and is currently being delivered.

Metro: Consideration needs to be given to if these sites would be able to meet the LDF public transport accessibility requirements should housing be brought forward. Significant developer contributions will be required at these sites to improve the public transport to meet the council LDF accessibility policies; particularly in the larger sites should these be brought forward for development. These include SHLAA ref: 2062, 1032, 1046, 1017 & 1055.

Comments on phasing

**DPP Allocation** 

Preferred housing allocation

DPP Allocation Conclusion

Cleared site in residential area currently grassed. Would be suitable for residential development in principle.

### 4031 Thorpe Road, Thorpe Crescent, Thorpe View, Middleton

Site Deta	nils								
Easting	430451	Northing	427573	Site area ha	0.6	SP7	Main Urban Area Infill		
HMCA	Outer South	n West			Ward	Middleton F	ton Park		
Site Chai	acteristic	cs							
Site type	Brownfield								
On-site land	duses								
Vacant land		_							
Neighbourin	ng land uses	3							
Dwellings									
Other land uses - None									
Topograph	y Flat				Landscape	No Tree Cove	er		
Boundarie	s Existing v	well defined			Road front	Yes			
Description									

### **Greenbelt Assessment - Not Required**

### 1. Check the unresticted sprawl of large built up areas

Would development lead to/constit				
Would development result in an iso				
Is the site well connected to the built up area?				
Would development round off the settlement?				
Is there a good existing barrier between the existing urban area and the undeveloped land?				
Unrestricted Sprawl Conclusion				

### 2. Prevent neighbouring towns from merging

Would development lead						
Do features provide bound						
Coalescence Conclusion	Coalescence Conclusion					

### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

**Encroachment Conclusion** 

### 4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?			
Can development preserve this character?			

Character Conclusion

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

characteristics of openness and permanence

Supported

## 4031 Thorpe Road, Thorpe Crescent, Thorpe View, Middleton **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) Mostly meets accessibility standards 4 Access comments good frontage with Thorpe Road 5 Local network comments Spare capacity within local network 5 Total score Mitigation measures 14 Highways site support Yes Contingent on other sites Contingent on other sites **Highways Agency** Impact No material impact **Network Status** No objection **Network Rail** Yorkshire Water Treatment Works Knostrop Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study **Environment Agency** Constraints FZ1 under 1 ha. See comments in main text of our response. LCC Supported **Ecology support**

4031	Thorpe Road, Thorpe Crescent, Thorpe View, Middleton
Ecology bound	dary
Education com	iments
Flood Risk	
Flood Zone 1	
Utilities	
Gas	
Electric	
Fire and Rescu	ie .
Telecoms	
Other	
English Herita	ge
Natural Englar	ld
Dlanning His	tory Applications since 1/1/2009, covering more than 50% of the site

Planning History Applications since 1/1/2009, covering more than 50% of the site					
App Number	Proposal	Decision	% of site		
14/01086/COND	Consent, agreement or approval required by conditions 5, 6, 7, 8, 10, 12 18 and 20 of Planning Application 13/03826/FU		100		
13/03826/FU	Residential development for 25 dwellings and associated landscaping	Α	100		
14/9/00056/MOD	Residential development for 25 dwellings and associated landscaping NON MATERIAL AMENDMENT to 13/03826/FU: - Amend front elevations to omit the varying amount of brickwork between first floor windows and eaves Proposed bin stores located on front of plots 12 $_{\rm T}$ 15 - due to existing/binstore to be landscaped.	M01	100		
14/01042/COND	Consent, agreement or approval required by conditions 5, 6, 7, 8, 10, 12, 17, 18 and 20 of Planning Application 13/03826/FU	INT	100		

Spatial relationships	
UDP Designations	Core Strategy

### 4031 Thorpe Road, Thorpe Crescent, Thorpe View, Middleton

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Main Urban Area	100.00	% overlap
Major Settlement	0.00	, a a voriap
•		
Minor Settlement	0.00	
Overlaps Urban Extension	✓	

### Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

### Other Spatial Relationship

LCC ownership %	99.13
Nearest train station	Morley
Nearest train station distance (m)	3526.97
Nearest bus stop	3448
Nearest bus stop distance (m)	48.57
Agricultural classification U	rban
Overlaps SSSI	
Overlaps SEGI	Ä
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<b>✓</b>
Overlaps Minerals Safeguarded	
Overlaps Minerals Safeguarded 100m	

### 4031 Thorpe Road, Thorpe Crescent, Thorpe View, Middleton

### Conclusions

Issues and Options Summary

Cleared site in residential area currently grassed. Would be suitable for residential development in principle.

Site affects others?

Sustainability summary

Significant positive - brownfield site and flood risk. Minor positive - access to health and greenspace, greenhouse emissions, transport network and accessibility.

Summary of reps

All comments support development on site 4031.

Metro: Consideration needs to be given to if these sites would be able to meet the LDF public transport accessibility requirements should housing be brought forward. Significant developer contributions will be required at these sites to improve the public transport to meet the council LDF accessibility policies; particularly in the larger sites should these be brought forward for development.

Comments on phasing

**DPP Allocation** 

Identified housing site

**DPP Allocation Conclusion** 

Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted

### 4032 Thorpe Road, Thorpe Square, Middleton

Cita Dataila								
Site Detai	Site Details							
Easting	430545	Northing	427529	Site area ha	0.7	SP7	Main Urban Area Infill	
HMCA (	Outer South West Ward Middleton Park							
Site Chara	acteristic	cs						
Site type E	Brownfield							
On-site land	uses							
Vacant land	Vacant land							
Neighbouring	Neighbouring land uses							
Dwellings		'						
Other land uses - None								
Topography	Flat				Landscape	No Tree Cove	er	
Boundaries	Existing v	vell defined			Road front	Yes		

### **Greenbelt Assessment - Not Required**

Description

### 1. Check the unresticted sprawl of large built up areas

Would development lead to/constit			
Would development result in an iso			
Is the site well connected to the built up area?			
Would development round off the			
Is there a good existing barrier between the existing urban area and the undeveloped land?			
Unrestricted Sprawl Conclusion			

### 2. Prevent neighbouring towns from merging

Would development lead	Nould development lead to physical connection of settlements?				
Do features provide bound					
Coalescence Conclusion					

### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary		
Does the site provide acces		
Does the site include local/	national nature conservation areas (SSSIs	
Areas of protected/unprote		
Site includes Grade 1, Grad		
Does the site contain buildi		
Are these buildings used fo		
Encroachment Conclusion		

4. Preserve the setting and special character of historic towns		
Site within/adjacent to conservation area/listed building/historical features?		
Can development preserve this character?		

Character Conclusion

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

characteristics of openness and permanence

Supported

## 4032 Thorpe Road, Thorpe Square, Middleton **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) Mostly meets accessibility standards 4 Access comments good frontage with Thorpe Road 5 Local network comments Spare capacity within local network 5 Total score Mitigation measures 14 Highways site support Yes Contingent on other sites Contingent on other sites **Highways Agency** Impact No material impact **Network Status** No objection **Network Rail** Yorkshire Water Treatment Works Knostrop Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study **Environment Agency** Constraints FZ1 under 1 ha. See comments in main text of our response. LCC **Ecology support** Supported

# 4032 Thorpe Road, Thorpe Square, Middleton Ecology boundary **Education comments** Flood Risk Flood Zone 1 Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England **Planning History** Applications since 1/1/2009, covering more than 50% of the site **App Number** % of site **Proposal** Decision

### Spatial relationships

<b>UDP Designations</b>		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	100.00	% overlap
Major Settlement	0.00	

Main Urban Area	100.00	%
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>~</b>	
	_	

Regeneration Areas		
Inner South RA	0.00	% overla
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

### Other Spatial Relationship

LCC ownership %	99.95
-----------------	-------

### 4032 Thorpe Road, Thorpe Square, Middleton

Nearest train station	Morley
Nearest train station distance (m)	3626.67
Nearest bus stop	3448
Nearest bus stop distance (m)	55.21
Agricultural classification	Urban
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	
Overlaps Minerals Safeguard	led
Overlaps Minerals Safeguarded 100	0m

### 4032 Thorpe Road, Thorpe Square, Middleton

### Conclusions

Issues and Options Summary

Cleared site in residential area currently grassed. Would be suitable for residential development in principle.

Site affects others?

Sustainability summary

Significant positive - brownfield site and flood risk. Minor positive - access to health and greenspace, greenhouse emissions, transport network and accessibility.

Summary of reps

All comments support development on the site and agree with GREEN allocation.

Metro: Consideration needs to be given to if these sites would be able to meet the LDF public transport accessibility requirements should housing be brought forward. Significant developer contributions will be required at these sites to improve the public transport to meet the council LDF accessibility policies; particularly in the larger sites should these be brought forward for development.

Comments on phasing

**DPP Allocation** 

Preferred housing allocation

**DPP Allocation Conclusion** 

Cleared site in residential area currently grassed. Would be suitable for residential development in principle.

### 4033 Throstle Crescent, Middleton

Site Details							
Easting	430642	Northing	427381	Site area ha	0.2	SP7	Main Urban Area Infill
HMCA	Outer South	n West			Ward	Middleton F	Park
Site Characteristics							
Site type	Brownfield						

On-site land uses
Vacant land

Neighbouring land uses

Dwellings

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

### **Greenbelt Assessment - Not Required**

### 1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

### 2. Prevent neighbouring towns from merging

Would development lead	
Do features provide bound	
Coalescence Conclusion	

### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

### 4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?		
Can development pres	erve this character?	
Character Conclusion		

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

Supported

## 4033 Throstle Crescent, Middleton **SHLAA** conclusions Availability: Medium (6-10yrs) Suitability: Suitable Achievability: Short (=<5yrs) Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Mostly meets accessibility standards 4 Access comments reasonable frontage with Thorpe Road 4 Local network comments Spare capacity within local network 5 Total score Mitigation measures 13 Highways site support Yes Contingent on other sites Contingent on other sites **Highways Agency** Impact No material impact **Network Status** No objection **Network Rail** Yorkshire Water Treatment Works Knostrop Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study **Environment Agency** Constraints FZ1 under 1 ha. See comments in main text of our response. LCC **Ecology support** Supported

# 4033 **Throstle Crescent, Middleton** Ecology boundary **Education comments** Flood Risk Flood Zone 1 Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England **Planning History** Applications since 1/1/2009, covering more than 50% of the site **App Number** % of site **Proposal** Decision

### Spatial relationships

<b>UDP Designations</b>		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	100.00	%

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension		
	•	

<b>Regeneration Areas</b>		
Inner South RA	0.00	% overlap
LB Corridor RA	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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### 4033 Throstle Crescent, Middleton

Nearest train station	Morley
Nearest train station distance (m)	3747.78
Nearest bus stop	3448
Nearest bus stop distance (m)	225.12
Agricultural classification	Grade 3
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	
Overlaps Minerals Safeguard	
Overlaps Minerals Safeguarded 100	)m

### 4033 Throstle Crescent, Middleton

### Conclusions

Issues and Options Summary

Flat site in residential area suitable in principle for residential development.

Site affects others?

Sustainability summary

Significant negative - brownfield site. Minor positive - access to health and greenspace, greenhouse emissions, flood risk, transport network and accessibility.

Summary of reps

All comments support development on the site and agree with GREEN allocation.

Metro: Consideration needs to be given to if these sites would be able to meet the LDF public transport accessibility requirements should housing be brought forward. Significant developer contributions will be required at these sites to improve the public transport to meet the council LDF accessibility policies; particularly in the larger sites should these be brought forward for development.

Comments on phasing

**DPP Allocation** 

Not proposed as housing allocation

**DPP Allocation Conclusion** 

Flat site in residential area suitable in principle for residential development.

### 4034 Acre Road, Sissons Drive, Middleton

Site Details							
Easting	429737	Northing	427620	Site area ha	0.4	SP7	Main Urban Area Infill
HMCA	Outer South	n West			Ward	Middleton	Park
Site Characteristics Site type Brownfield							
On-site land uses Outdoor amenity and open space							
Neighbouring land uses							
Dwellings							

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description	

### **Greenbelt Assessment - Not Required**

### 1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?		
Would development result in an isolated development?		
Is the site well connected to the built up area?		
Would development round off the settlement?		
Is there a good existing barrier between the existing urban area and the undeveloped land?		
Unrestricted Sprawl Conclusion		

### 2. Prevent neighbouring towns from merging

Would development lead		
Do features provide bound		
Coalescence Conclusion		

### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

### ${\bf 4}.$ Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?		
Can development preserve this character?		
Character Conclusion		

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

racteristics of openness and permanence				

Supported

# 4034 Acre Road, Sissons Drive, Middleton **SHLAA** conclusions Availability: Short (=<5 yrs) Suitability: Suitable Achievability: Medium (6-10yrs) Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Mostly meets accessibility standards 4 Access comments Good opportunities for access 5 Local network comments Spare capacity within local network 5 Total score Mitigation measures 14 Highways site support Yes Contingent on other sites Contingent on other sites **Highways Agency** Impact No material impact **Network Status** No objection **Network Rail Yorkshire Water** Treatment Works Knostrop Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study **Environment Agency** Constraints FZ1 under 1 ha. See comments in main text of our response. LCC **Ecology support** Supported

# 4034 Acre Road, Sissons Drive, Middleton Ecology boundary **Education comments** Flood Risk Flood Zone 1 Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England **Planning History** Applications since 1/1/2009, covering more than 50% of the site **App Number** % of site **Proposal** Decision

# Spatial relationships

<b>UDP Designations</b>		
N32 Greenbelt	0.00	%
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

# Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>✓</b>	

### **Regeneration Areas**

overlap

Inner South RA	0.00	% overlap
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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### 4034 Acre Road, Sissons Drive, Middleton

Nearest train station	Morley
Nearest train station distance (m)	2814.84
Nearest bus stop	8199
Nearest bus stop distance (m)	56.60
Agricultural classification	Urban
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	$\overline{\Box}$
Overlaps HSE Major Hazard	$\overline{\Box}$
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	
Overlaps Minerals Safeguarde	ed
Overlaps Minerals Safeguarded 100	

### 4034 Acre Road, Sissons Drive, Middleton

### Conclusions

Issues and Options Summary

Flat grassed site in residential area previously occupied by flats. Suitable in principle for residential development.

Site affects others?

Sustainability summary

Significant positive - brownfield site and flood risk. Minor positive - access to health and greenspace, greenhouse emissions, transport network and accessibility.

Summary of reps

All comments support development on the site and agree with GREEN allocation.

Metro: Site specific mitigation would be required but it is unlikely that substantial bus service provision would be required at these sites (based on the current public transport network)

From a public transport perspective, we would encourage the prioritisation of these sites based on the proximity to the core public transport network and the bus service frequency levels.

Comments on phasing

**DPP Allocation** 

Preferred housing allocation

**DPP Allocation Conclusion** 

Flat grassed site in residential area previously occupied by flats. Suitable in principle for residential development.

### 4035 Throstle Mount, Middleton

Site Details								
Easting	429877	Northing	427198	Site area ha	0.4		SP7	Main Urban Area Infill
HMCA Outer South West			War	d	Middleton F	ark		

### **Site Characteristics**

Site type Mix 60:40

On-site land uses

Vacant land

Neighbouring land uses

Dwellings

Education

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

### **Greenbelt Assessment - Not Required**

### 1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

### 2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	
Do features provide boundaries to contain the development?	

Coalescence Conclusion

### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

### 4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	

Character Conclusion

# Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

**Ecology support** 

Supported

Supported

# 4035 Throstle Mount, Middleton **SHLAA** conclusions Availability: Short (=<5 yrs) Suitability: Suitable Achievability: Medium (6-10yrs) Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Mostly meets accessibility standards 4 Access comments Reasonable opportunities for access 4 Local network comments Spare capacity within local network 5 Total score Mitigation measures 13 Highways site support Contingent on other sites Contingent on other sites **Highways Agency** Impact No material impact **Network Status** No objection **Network Rail** Yorkshire Water Treatment Works Knostrop Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study. **Environment Agency** Constraints FZ1 under 1 ha. See comments in main text of our response. LCC

# 4035 Throstle Mount, Middleton Ecology boundary **Education comments** Flood Risk Flood Zone 1 Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England **Planning History** Applications since 1/1/2009, covering more than 50% of the site **App Number** % of site **Proposal** Decision

# Spatial relationships

<b>UDP Designations</b>		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core	Strategy	

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>✓</b>	

### **Regeneration Areas**

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

### Other Spatial Relationship

LCC ownership %	99.94
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### 4035 Throstle Mount, Middleton

Nearest train station	Morley
Nearest train station distance (m)	3050.95
Nearest bus stop	5297
Nearest bus stop distance (m)	92.52
Agricultural classification l	Jrban
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	$\overline{\Box}$
Overlaps Strat. Employment buffer	$\overline{\Box}$
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	П
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	
Overlaps Minerals Safeguarde	d
Overlaps Minerals Safeguarded 100r	

### 4035 Throstle Mount, Middleton

### Conclusions

Issues and Options Summary

Site is within a residential area, is currently vacant and has had previous permission for housing. Suitable in principle for residential development.

Site affects others?

Sustainability summary

Significant positive - access to greenspace, brownfield site and flood risk. Minor positive - access to health, greenhouse emissions, transport network and accessibility.

Summary of reps

All comments support development on the site and agree with GREEN allocation.

Metro: Site specific mitigation would be required but it is unlikely that substantial bus service provision would be required at these sites (based on the current public transport network)

From a public transport perspective, we would encourage the prioritisation of these sites based on the proximity to the core public transport network and the bus service frequency levels.

Comments on phasing

**DPP Allocation** 

Preferred housing allocation

**DPP Allocation Conclusion** 

Site is within a residential area, is currently vacant and has had previous permission for housing. Suitable in principle for residential development.

### 4052 Syke Road, Woodkirk

Site Details							
Easting	427636	Northing	425364	Site area ha	0.3	SP7	Smaller Settlement Infill
HMCA	HMCA Outer South West			Ward	Morley Sou	th	

### **Site Characteristics**

Site type Mixed

On-site land uses

Vacant land

Neighbouring land uses

Dwellings

Other land uses - None

Topography	Flat	Landscape	Significant Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description

### **Greenbelt Assessment - Not Required**

### 1. Check the unresticted sprawl of large built up areas

Would development lead to/const		
Would development result in an is		
Is the site well connected to the b		
Would development round off the		
Is there a good existing barrier be and the undeveloped land?		
Unrestricted Sprawl Conclusion		

### 2. Prevent neighbouring towns from merging

Would development lead t		
Do features provide bound		
Coalescence Conclusion		

### 3. Assist in safeguarding the countryside from encroahment

5. Assist in safeguarding the countryside from encroannent	
Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

### 4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	

Character Conclusion

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

4052	Syke Road, Woodkir	k			
SHLAA con	clusions				
Availability	<i>r</i> :	Suitability:		Achievability:	
Summary	of infrastructure prov	vider comments			
	ays Comments				
-	port accessibility comments				Rank (1-5)
Mostly meet	s accessibility standards				4
Access command ac	nents cess onto Skye Road - any de	evelopment should be	kept to minimum		3
	rk comments				
Spare capac	ity within local network				5
Mitigation m	easures				Total score
		·			12
Highways si	te support				
	to suitable access				
Contingent of	on other sites				
Contingent of	on other sites				
Highways					
Impact No	material impact	Network Status	No objection		
Network R	ail				
Yorkshire '	Water				
Treatment V					
be co-ordina the site. Th with YW's ir take into acc	ated with Yorkshire Water's A e forthcoming AMP(6) will ru ovestment. It is particularly in count available sewerage and	Asset Management Pla un from April 2015 to mportant that sites wh d WwTW capacity. If a	ans (AMP) to ensure the not March 2020. Phasing is or hich represent a 10% or g a developer wants to bring	ment that will connect to the public sewe ecessary infrastructure and capacity can be ne method used to ensure sites are broug reater increase in population served by the g a site forward before YW have complete nt would be determined by a developer for the public sewer sewer services.	be provided to serve ht forward in line he works should and any planned
study.				,	
Environme	nt Agency				
Constraints FZ1 under 1	ha. See comments in main	text of our response			
		2. 3a. 133pon30.			
LCC Ecology sup	port Supported				
Supported					

# 4052 Syke Road, Woodkirk Ecology boundary Education comments Flood Risk Flood Zone 1 Vilities Gas Electric Fire and Rescue Telecoms Other English Heritage

Planning History	Applications since 1/1/2009, covering more than 50% of the site				
App Number	Proposal	Decision	% of site		
09/03293/DEM	Determination for demolition of 5 dwellings and 2 outbuildings	PAR	100		

# Spatial relationships

### **UDP Designations**

ODI Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	·
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

# **Core Strategy**

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	1.00	
Overlaps Urban Extension	✓	

# **Regeneration Areas**

Inner South RA	0.00	% overlap
LB 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

### 4052 Syke Road, Woodkirk

Nearest train station	Morley
Nearest train station distance (m)	2823.73
Nearest bus stop	12095
Nearest bus stop distance (m)	106.94
Agricultural classification Ur	ban
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	$\overline{\Box}$
Overlaps HSE Gas Pipeline	$\bar{\Box}$
Overlaps Pot. Contamination	
Overlaps Minerals Safeguarded	
Overlaps Minerals Safeguarded 100m	

### 4052 Syke Road, Woodkirk

### Conclusions

Issues and Options Summary

Within the urban area. The site has a number of trees on site but buildings on site have been demolished and it would be appropriate for residential development in principle.

Site affects others?

Sustainability summary

Minor negative - access to health. Significant positive - access to greenspace, brownfield site and flood risk. Minor positive - access to schools, greenhouse emissions, transport network and accessibility.

Summary of reps

All comments support development on the site and agree with GREEN allocation:

Short term - this is a classic example of a previously developed site which should be a priority for re-use.

Metro: Site specific mitigation would be required but it is unlikely that substantial bus service provision would be required at these sites (based on the current public transport network)

From a public transport perspective, we would encourage the prioritisation of these sites based on the proximity to the core public transport network and the bus service frequency levels.

Comments on phasing

**DPP Allocation** 

Not proposed as housing allocation

**DPP Allocation Conclusion** 

Within the urban area. The site has a number of trees on site but buildings on site have been demolished and it would be appropriate for residential development in principle.

### 4053 Joseph Priestly College

Site Details							
Easting	426730	Northing	427735	Site area ha	0.4	SP7	Major Settlement Infill
HMCA	Outer South	n West			Ward	Morley Sou	uth
Site Characteristics  Site type Brownfield  On-site land uses							
Education							
Neighbouring land uses							
Dwellings	Dwellings						

Topography Flat	Landscape No Tree Cover
Boundaries Existing well defined	Road front Yes

Description
Education site.

Other land uses

### **Greenbelt Assessment - Not Required**

Neighbouring uses include social club and car repairs

### 1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?		
Would development result in an isolated development?		
Is the site well connected to the built up area?		
Would development round off the settlement?		
Is there a good existing barrier between the existing urban area and the undeveloped land?		
Unrestricted Sprawl Conclusion		

### 2. Prevent neighbouring towns from merging

Would development lead		
Do features provide bound		
Coalescence Conclusion		

### 3. Assist in safeguarding the countryside from encroahment

or recest in our egalic and the column years in our columns.	
Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
	-

Encroachment Conclusion

### 4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?		
Can development preserve this character?		
Character Conclusion		

Overall Conclusion from assessment against all 4 purposes of green belt and essential

characteristics of openness a	and permanence		

LCC

**Ecology support** 

Supported

Supported

# 4053 Joseph Priestly College **SHLAA** conclusions Availability: Unknown Suitability: Suitable Achievability: Medium (6-10yrs) Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Meets all accessibility criteria 5 Access comments Opportunities for access 4 Local network comments Small development - negligible local impact 4 Total score Mitigation measures 13 Highways site support Yes Contingent on other sites Contingent on other sites **Highways Agency** Impact No material impact **Network Status** No objection **Network Rail** Yorkshire Water Treatment Works Knostrop Knostrop High and Low level are large works which serve the bulk of Leeds. There is capacity for significant development at Knostrop High and Low level. Development that will connect to the public sewer system needs to be co-ordinated with Yorkshire Water's Asset Management Plans (AMP) to ensure the necessary infrastructure and capacity can be provided to serve the site. The forthcoming AMP(6) will run from April 2015 to March 2020. Phasing is one method used to ensure sites are brought forward in line with YW's investment. It is particularly important that sites which represent a 10% or greater increase in population served by the works should take into account available sewerage and WwTW capacity. If a developer wants to bring a site forward before YW have completed any planned improvements it may be possible for the developer to provide contributions. The amount would be determined by a developer funded feasibility study. **Environment Agency** Constraints FZ1 under 1 ha. See comments in main text of our response.

# 4053 **Joseph Priestly College** Ecology boundary **Education comments** Flood Risk Flood Zone 1 Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England **Planning History** Applications since 1/1/2009, covering more than 50% of the site **App Number** % of site **Proposal** Decision

# Spatial relationships

<b>UDP Designations</b>		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	
1		

Core Strategy		
Main Urban Area	0.00	% overlap
Major Settlement	1.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>✓</b>	

Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	
,		

### Other Spatial Relationship

LCC ownership %	0.00
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# 4053 Joseph Priestly College

Nearest train station	Morley
Nearest train station distance (m)	439.42
Nearest bus stop	7851
Nearest bus stop distance (m)	189.13
Agricultural classification	Urban
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	
Overlaps Minerals Safeguarde	ed
Overlaps Minerals Safeguarded 100	m

### 4053 Joseph Priestly College

### Conclusions

Issues and Options Summary

Existing building should be retained and converted, but suitable for residential in principle.

Site affects others?

Sustainability summary

Significant positive - greenhouse emissions, flood risk, transport network and accessibility. Minor positive - access to schools, health, leisure and greenspace, community participation and brownfield site.

Summary of reps

Three out of four comments are pro-development.

Metro: Site specific mitigation would be required but it is unlikely that substantial bus service provision would be required at these sites (based on the current public transport network)

From a public transport perspective, we would encourage the prioritisation of these sites based on the proximity to the core public transport network and the bus service frequency levels.

One comment outlines that though development is acceptable in principle on the site infrastructure (schools/doctors/dentists) in Morley needs improving first.

Comments on phasing

**DPP Allocation** 

Preferred housing allocation

**DPP Allocation Conclusion** 

Existing building should be retained and converted, but suitable for residential in principle.

### 4054 Peel Street Centre

te Deta	ils							
Easting	426700	Northing	427649	Site area ha	0.2	SP7	Major Settlement Infill	
HMCA	Outer South	n West			Ward	Morley So	uth	
Site Char	a a ta riatio							
site Char	acteristic	22						
Site type	Brownfield							
On-site land	uses							
Car Parks								
Madada a								
Neighbourin								
Manufacturir	ng and Who	olesale						
Dwellings								
Other								
Other land u	000							
		(						
Non resident	ılaı IIISIIIUIIC	ii (nursery)						
_	I					1		
Topography	Flat				Landscape	No Tree Cov	ver	
Boundaries	Existing v	vell defined			Road front	Yes		

### **Greenbelt Assessment - Not Required**

### 1. Check the unresticted sprawl of large built up areas

Would development lead to/cons		
Would development result in an i		
Is the site well connected to the		
Would development round off the		
Is there a good existing barrier band the undeveloped land?		
Unrestricted Sprawl Conclusion		

### 2. Prevent neighbouring towns from merging

Would development lead		
Do features provide bound		
Coalescopes Conclusion		

### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Engraphment Canalysian	

Encroachment Conclusion

### 4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	
Oh and a torn O and had an	

Character Conclusion

4054 Peel Street C	Centre			
Overall Conclusion from ass characteristics of openness		urposes of green belt ar	nd essential	
	·			
SHLAA conclusions				
Availability:	Suitabili	ity:	Achievability:	
Summary of infrastructu	ure provider comment	ts		
LCC Highways Comments				
Public transport accessibility co	omments			Rank (1-5)
Meets all accessibility criteria				5
Access comments				
opportunities for access				4
Local network comments				
Small development - negligible	local impact			4
Mitigation massures				Total score
Mitigation measures				13
[				
Highways site support Yes				
Contingent on other sites				
Contingent on other sites				
Highwood Ageney				
Highways Agency Impact No material impact	Network Status	No objection		
Impact No material impact	Network Status	No objection		
Network Rail				
Yorkshire Water				
Treatment Works Knostro	ıp			
level. Development that will co ensure the necessary infrastruc 2020. Phasing is one method u represent a 10% or greater inc	onnect to the public sewer sy cture and capacity can be pro- used to ensure sites are brou- crease in population served be e forward before YW have co	estem needs to be co-ordina ovided to serve the site. T aght forward in line with YV by the works should take in completed any planned impr	capacity for significant development at kated with Yorkshire Water's Asset Managhe forthcoming AMP(6) will run from Ap V's investment. It is particularly importato account available sewerage and WwTovements it may be possible for the devidy.	gement Plans (AMP) to ril 2015 to March nt that sites which W capacity. If a
<b>Environment Agency</b>				
Constraints				
FZ1 under 1 ha. See comment	ts in main text of our respon	se.		

### 4054 Peel Street Centre

LCC Ecology support			
Ecology support			
	Supported		
Supported			
Ecology boundary			
Lcology bourlast y			
Education comments			
Flood Risk			
Flood Zone 1			
Utilities			
Gas			
Electric			
21000110			
Fire and Rescue			
Telecoms			
Other			
English Heritage			
Natural England			
L			
Planning History A	applications since 1/1/2009, covering more than 50% of the site		
App Number	Proposal	Decision	% of site

### Spatial relationships

# **UDP Designations**

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

# **Core Strategy**

Main Urban Araa	0.00
Main Urban Area	0.00
Major Settlement	1.00
Minor Settlement	0.00
Overlaps Urban Extension	<b>✓</b>

% overlap

# Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

### 4054 Peel Street Centre

# Other Spatial Relationship

LCC ownership %	11.46
Nearest train station	Morley
Nearest train station distance (m)	528.32
Nearest bus stop	905
Nearest bus stop distance (m)	114.62
Agricultural classification	Urban
	1
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<b>✓</b>
Overlaps Minerals Safeguard	ed
Overlaps Minerals Safeguarded 100	)m

### 4054 Peel Street Centre

### Conclusions

Issues and Options Summary

Site currently used for parking in an area of mixed employment and residential uses. There is residential development (including a nursery) to three sides. Suitable for residential development in principle.

Site affects others?

Sustainability summary

Significant positive - greenhouse emissions, flood risk, transport network and accessibility. Minor positive - access to schools, health, leisure and greenspace, community participation and brownfield site.

Summary of reps

All comments support development on the site and agree with Green allocation.

Metro: Site specific mitigation would be required but it is unlikely that substantial bus service provision would be required at these sites (based on the current public transport network)

From a public transport perspective, we would encourage the prioritisation of these sites based on the proximity to the core public transport network and the bus service frequency levels.

Comments on phasing

**DPP Allocation** 

Not proposed as housing allocation

**DPP Allocation Conclusion** 

Site currently used for parking in an area of mixed employment and residential uses. There is residential development (including a nursery) to three sides. Suitable for residential development in principle.

### 4175 Beeston Park Ring Road, Beeston

Site Details								
Easting	428670	Northing	429576	Site area ha	1.9	SP7	Main Urban Area Infill	
HMCA Outer South West					Ward	Beeston an	d Holbeck	

### **Site Characteristics**

Site type Greenfield

On-site land uses

Outdoor amenity and open space

Neighbouring land uses

Dwellings

Transport tracks and ways

Other land uses - None

Topography	Flat and sloping	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Large swathe of greenspace providing amenity space. Significant area of trees on the north east edge of site.

### **Greenbelt Assessment - Not Required**

### 1. Check the unresticted sprawl of large built up areas

Would development lead to/cons		
Would development result in an		
Is the site well connected to the	built up area?	
Would development round off the		
Is there a good existing barrier band the undeveloped land?		
Unrestricted Sprawl Conclusion		

### 2. Prevent neighbouring towns from merging

Would development lead t		
Do features provide bound		
Coalescence Conclusion		

### 3. Assist in safeguarding the countryside from encroahment

	-	
Strong defensible boundary	between site and urban area	
Does the site provide acces	s to the countryside	
Does the site include local/	national nature conservation areas (SSSIs	
Areas of protected/unprote		
Site includes Grade 1, Grad		
Does the site contain buildi		
Are these buildings used fo		
Encroachment Conclusion		

### 4. Preserve the setting and special character of historic towns

· ·	
Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	

Character Conclusion

Overall Conclusion from assessment characteristics of openness and perr	against all 4 purpo	oses of green belt an	nd essential	
cnaracteristics or openness and perr	nanence			
SHLAA conclusions				
Availability: Medium (6-10yrs)	Suitability:	Suitable	Achievability: Longterm	(11+yrs)
Summary of infrastructure prov	ider comments			
LCC Highways Comments				
Public transport accessibility comments				Rank (1-
Meets CS except health				
				4
Access comments				
Access from A653 ok	,			
				5
Local network comments				
Local congestion				
				3
Mitigation measures				Total scor
				12
Highways site support				
Yes				
Contingent on other sites				
Contingent on other sites				
g				
Highways Agency Impact No material impact	Network Status	No objection, no mitiga	ation required	
mpact no material impact	Network Status	The objection, no mag	attor roquirou	
Network Rail				
Yorkshire Water				
Treatment Works				
Environment Agency				
Constraints	ava 100 as	On blokenia to stell 10	hin anakawa anakiny af -th-	
FZ1 over 1ha. See comments in our previ	ous I&U consultation	. On historic landfill with	nin eastern section of site.	
LCC				
Ecology support Supported				
Supported				

# 4175 Beeston Park Ring Road, Beeston Ecology boundary **Education comments** Flood Risk Flood Zone1 Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England **Planning History** Applications since 1/1/2009, covering more than 50% of the site **App Number** % of site **Proposal** Decision

# Spatial relationships

<b>UDP Designations</b>		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	70.18	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>V</b>	

**~** 

Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

### Other Spatial Relationship

LCC ownership %	91.38
-----------------	-------

### 4175 Beeston Park Ring Road, Beeston

Nearest train station	Cottingley
Nearest train station distance (m)	1377.11
Nearest bus stop	10588
Nearest bus stop distance (m)	95.69
Agricultural classification	Urban
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	✓
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	$\Box$
Overlaps HSE Major Hazard	$\overline{\Box}$
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<u></u>
Overlaps Minerals Safeguarde	ed
Overlaps Minerals Safeguarded 100	m

### 4175 Beeston Park Ring Road, Beeston

Conclusions	
Issues and Options Summary	
Designated N1 greenspace providing	g landscape setting and amenity value for adjoining area. The existing use of the land should be retained.
Site affects others?	
No	
Sustainability summary	
Summary of reps	
Comments on phasing	
DPP Allocation	
Not proposed as housing allocation	
DPP Allocation Conclusion	
Designated N1 greenspace providing	g landscape setting and amenity value for adjoining area. The existing use of the land should be retained.

### 4186 Westerton Rd and Waterwood Close, Tingley

Easting 428796 Northing 425354 Site area ha 0.3 SP7 Smaller Settlement Infill  HMCA Outer South West Ward Ardsley and Robin Hood	Site Details							
HMCA Outer South West Ward Ardsley and Robin Hood	Easting	428796	Northing	425354	Site area ha	0.3	SP7	Smaller Settlement Infill
	HMCA Outer South West					Ward	Ardsley an	Robin Hood

### **Site Characteristics**

Cita tuna	Dunitungfiald
Site type	Browniieid

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	No

Descri	ption

### **Greenbelt Assessment - Not Required**

### 1. Check the unresticted sprawl of large built up areas

Would development lead to/cons	titue ribbon development?	
Would development result in an isolated development?		
Is the site well connected to the	built up area?	
Would development round off the settlement?		
Is there a good existing barrier b and the undeveloped land?	etween the existing urban area	
Unrestricted Sprawl Conclusion		

### 2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?		
Do features provide boundaries to contain the development?		
Coalescence Conclusion		

### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary		
Does the site provide acces		
Does the site include local/	national nature conservation areas (SSSIs	
Areas of protected/unprote		
Site includes Grade 1, Grad		
Does the site contain buildings		
Are these buildings used fo		
Encroachment Conclusion		

### 4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?		
Can development preserve this character?		
Character Conclusion		

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

12/03373/FU

Demolition of church, laying out of access and erect 14

houses, with landscaping

# 4186 Westerton Rd and Waterwood Close, Tingley **SHLAA** conclusions Availability: Short (=<5 yrs) Achievability: Short (=<5yrs) Suitability: Suitable Summary of infrastructure provider comments **Highways Agency** Impact Network Status **Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Ecology support Ecology boundary **Education comments** Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England **Planning History** Applications since 1/1/2009, covering more than 50% of the site **App Number** Proposal Decision % of site

Α

100

### 4186 Westerton Rd and Waterwood Close, Tingley

### Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

# Core Strategy

	_
n Urban Area 0.00	% overlap
or Settlement 0.00	)
or Settlement 1.00	
an Extension	_
_	

% overlap

# **Regeneration Areas**

Inner South RA	0.00
LB Corridor RA	0.00
EASEL RA	0.00
Aire Valley RA	0.00
West Leeds Gateway	0.00

# Other Spatial Relationship

0.00	LCC ownership %
Morley	Nearest train station
3305.63	Nearest train station distance (m)
9656	Nearest bus stop
121.43	Nearest bus stop distance (m)
Grade 3	Agricultural classification
	Overlaps SSSI
	Overlaps SEGI
	Overlaps LNA
	Overlaps LNR
	Overlaps Conservation Area
	Overlaps Listed Building
	Overlaps Strat. Employment buffer
	Overlaps Public Right of Way
	Overlaps SFRA Flood Zone
	Overlaps EA Flood Zone
	Overlaps HSE Major Hazard
	Overlaps HSE Gas Pipeline
<b>V</b>	Overlaps Pot. Contamination

Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m

# 4186 Westerton Rd and Waterwood Close, Tingley

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
Summary of reps	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development acce	pted

### 4187 **Cross Hall School House, Morley**

Site Details							
Easting	425741	Northing	426922	Site area ha	0.4	SP7	Major Settlement Infill
HMCA Outer South West			Ward	Morley Sou	th		

### **Site Characteristics**

Site type Brownfield

On-site land uses

Vacant building

Neighbouring land uses

Education Dwellings

Medical and Health care services

Storage

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	No

Description

Site of former school with planning permission for change of use to residential use. Permission implemented.

### **Greenbelt Assessment - Not Required**

### 1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

### 2. Prevent neighbouring towns from merging

Would development lead		
Do features provide bound		
Coalescence Conclusion		

### 3. Assist in safeguarding the countryside from encroahment

3 3	
Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

**Encroachment Conclusion** 

### 4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	

Character Conclusion

# 4187 Cross Hall School House, Morley Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence **SHLAA** conclusions Availability: Short (=<5 yrs) Suitability: LDF to determine Achievability: Short (=<5yrs) Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Meets Core Standards 5 Access comments Access onto Fountain Street 4 Local network comments Small site, acceptable 5 Total score Mitigation measures 14 Highways site support Yes Contingent on other sites Already developed 12/01739/FU 13units Contingent on other sites Already developed 12/01739/FU 13units **Highways Agency** Impact No material impact **Network Status** No objection, no mitigation required 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)

4187	Cross Hall School House, Morley
Ecology bou	dary
Education co	nments
Flood Risk	
Flood Zone	
Utilities	
Gas	
Electric	
Fire and Res	ue
Telecoms	
Other	
English Heri	
g	
Natural Eng	and and

Planning History	Applications since 1/1/2009, covering more than 50% of the site			
App Number	Proposal	Decision	% of site	
12/01742/CA	Conservation Area Application for partial demolition of boundary wall and alterations to school building	Α	98	
12/01739/FU	Change of use of existing school and outbuilding to form 13 houses	Α	98	
12/04617/COND	Consent, agreement or approval required by conditions 5, 6, 7, 8, 9, 10, 11, 13, 15 and 18 of Planning Application 12/01739/FU	A	98	
12/04612/COND	Consent, agreement or approval required by condition 3 of Planning Application 12/01742/CA	Α	98	

Cnatial	relationshi	nc
opatiai	relationsin	μs

**UDP Designations** 

**Core Strategy** 

## 4187 Cross Hall School House, Morley

0.00	% overlap
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
0.00	
	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00

Major Settlement	1.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>V</b>	

## Regeneration Areas

0.00	% overlap
0.00	
0.00	
0.00	
0.00	
	0.00 0.00 0.00 0.00 0.00

## Other Spatial Relationship

Other Spatial Relationship	
LCC ownership %	99.98
Nearest train station	Morley
Nearest train station distance (m)	1703.09
Nearest bus stop	9822
Nearest bus stop distance (m)	29.93
Agricultural classification Ur	ban
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	<b>✓</b>
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	✓
Overlaps Minerals Safeguarded	
Overlaps Minerals Safeguarded 100m	

## 4187 Cross Hall School House, Morley

Conclusions	
Issues and Options Summary	
Brownfield site with planning permi	ssion for change of use to residential (implemented?). Should be an "identified" housing site.
Site affects others?	
No	
Sustainability summary	
Summary of reps	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
Site with current or recently expired	d planning permission or existing UDP allocation. Principle of residential development accepted

## 4198 St Marys Congregational Church, Morley

Site Details							
Easting	426395	Northing	428016	Site area ha	0.7	SP7	Major Settlement Infill
HMCA Outer South West			Ward	Morley Sou	ıth		
Site Characteristics							
Site type	Greenfield						

Neighbouring land uses

Other land uses - None

On-site land uses

Derelict

Topography	Flat and sloping	Landscape	Significant Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Former St Marys church previously subject to severe fire damage now derelict. Stone structure of building remains and landscaped church yard with grave stones. Planning permission granted for change of use to residential use.

#### **Greenbelt Assessment - Not Required**

#### 1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

#### 2. Prevent neighbouring towns from merging

•	•	0 0	
Would development lead to physical connection of settlements?			
Do features provide boun	daries to contain	n the development?	
Coalescence Conclusion			

#### 3. Assist in safeguarding the countryside from encroahment

3 3 ,	
Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
France almost Conclusion	

Encroachment Conclusion

## 4. Preserve the setting and special character of historic towns

Site within/adjacent to	conservation area/listed building/historical features?	
Can development pres	erve this character?	
Character Conclusion		

## 4198 St Marys Congregational Church, Morley Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence **SHLAA** conclusions Availability: Short (=<5 yrs) Suitability: Suitable Achievability: Short (=<5yrs) Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Meets Core Standards 5 Access comments Access from Troy Rd 4 Local network comments Small site, acceptable 5 Total score Mitigation measures 14 Highways site support Yes Contingent on other sites 11/03697/FU 18units Contingent on other sites 11/03697/FU 18units **Highways Agency** Impact No material impact **Network Status** No objection, no mitigation required n/a **Network Rail** Yorkshire Water Treatment Works **Environment Agency** Constraints FZ1 under 1ha. See comments in our previous I&O consultation LCC **Ecology support** Not supported Not supported (Red) - much of this site is a churchyard with a cover of lowland mixed deciduous woodland a UK Biodiversity Action Plan priority habitat.

## 4198 St Marys Congregational Church, Morley

_			
-col	loav	boundary	

Supported with mitigation (Amber) if Red hatched areas are excluded and boundary amended as per drawing RM/4198. Mitigation will still be required to ensure impacts on adjacent woodland habitat are addressed. Retain the mature woodland areas and provide on-going positive management. Bat surveys for buildings and trees will be required.

Education comments		
Flood Risk		
Flood Zone 1		
Utilities		
Gas		
Electric		
Fire and Rescue		
Talaaana		
Telecoms		
Other		
English Heritage		
Natural England		

Planning History	Applications since 1/1/2009, covering more than 50% of the site			
App Number	Proposal	Decision	% of site	
10/01908/FU	Change of use, involving alterations and addition of new mezzanine floors to vacant church, to form restaurant and 9 hotel suites and erect 3 storey detached block of 30 hotel rooms, with relocation of gravestones, new car parking and landscaping	R	100	
10/00443/FU	Change of use, involving alterations and addition of new mezzanine floors to vacant church, to form restaurant and 9 hotels suites and erect 3 storey detached block of 30 hotel rooms, with removal/relocation of gravestones, new car parking and landscaping	W	100	
10/00442/LI	Listed Building Application for alterations and addition of new mezzanine floors to vacant church, to form restaurant and 9 hotels suites and erect 3 storey detached block of 30 hotel rooms, with removal/relocation of gravestones, new car parking and landscaping	W	100	
10/01909/LI	Listed Building Application for alterations and addition of new mezzanine floors to vacant church, to form restaurant and 9 hotel suites and erect 3 storey detached block of 30 hotel rooms, with relocation of gravestones, new car parking and landscaping	R	100	
11/03713/LI	Listed Building application for re-building of fire damaged Church and alterations to form 18 flats	Α	100	
11/03697/FU	Re-building of fire damaged Church and change of use to form 18 flats, two pairs of semi detached houses, associated landscaping and car parking	A	100	

## 4198 St Marys Congregational Church, Morley

## Spatial relationships

<b>UDP Designations</b>		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	1.00	

Core Strategy		
Main Urban Area	0.00	% overlap
Major Settlement	1.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>✓</b>	

<b>Regeneration Areas</b>		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

## Other Spatial Relationship

LCC ownership %	0.00	
Nearest train station	Morley	
Nearest train station distance (m)	576.57	
Nearest bus stop	11087	
Nearest bus stop distance (m)	110.49	
Agricultural classification	Urban	
0 1 0001		
Overlaps SSSI		
Overlaps SEGI		
Overlaps LNA		
Overlaps LNR		
Overlaps Conservation Area	<b>✓</b>	
Overlaps Listed Building	<ul><li>✓</li><li>✓</li></ul>	
Overlaps Strat. Employment buffer		
Overlaps Public Right of Way		
Overlaps SFRA Flood Zone		
Overlaps EA Flood Zone		
Overlaps HSE Major Hazard		
Overlaps HSE Gas Pipeline		
Overlaps Pot. Contamination	<b>✓</b>	
Overlaps Minerals Safeguard	ed	

Overlaps Minerals Safeguarded 100m

## 4198 St Marys Congregational Church, Morley

Conclusions	
Issues and Options Summary	
The site has planning permission for	r change of use to residential use. Should be "identified" housing site.
Site affects others?	
No	
Sustainability summary	
Summary of reps	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
Site with current or recently expired	d planning permission or existing UDP allocation. Principle of residential development accepted

## 4205 Howley Hall Farm, Scotchman Lane, Morley

Site Deta	ails						
Easting	425485	Northing	426021	Site area ha	8.7	SP7	Other Rural Extension
HMCA Outer South West		Ward	Morley Sou	th			

#### **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 unresticted sprawl of large built up areas

Would development lead to/cons	titue ribbon development?	
Would development result in an i		
Is the site well connected to the		
Would development round off the settlement?		
Is there a good existing barrier b and the undeveloped land?		
Unrestricted Sprawl Conclusion		

#### 2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?		
Do features provide bound		
Coalescence Conclusion		

#### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary		
Does the site provide acces		
Does the site include local/	national nature conservation areas (SSSIs	
Areas of protected/unprote		
Site includes Grade 1, Grad		
Does the site contain buildings		
Are these buildings used fo		
Encroachment Conclusion		

## 4. Preserve the setting and special character of historic towns

Site within/adjacent to	conservation area/listed building/historical features?	
Can development pres	erve this character?	
Character Conclusion		

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

4205	Howle	y Hall Farm, Sc	otchman Lane, I	Morley			
SHLAA conc	lusions						
Availability:	: Short (=	<5 yrs)	Suitability:	LDF to determine	Achi	evability:	Longterm (11+yrs)
Summary	of infra	structure provi	der comments				
Highways A	Agency						
Impact			Network Status				
Network Ra	ail						
Yorkshire W	Vater						
Treatment Wo							
Environmer	nt Agenc	v					
Constraints	it Agenc	у					
LCC	ort						
Ecology suppo	OIL						
Ecology boun	dary						
Education cor	mments						
Flood Risk							
Utilities							
Gas							
Electric							
Fire and Resc	ue						
Telecoms							
10.000							
Other							
English Herita	age						
Natural Engla	ind						
Diameter 12	-4	\nnlingtions size of	(4/2000	ro than ECO/ of the older			
Planning His			1/2009, covering mor	re than 50% of the site	D. al. l	04 5 **	
App Numbe	Г	Proposal			Decision	% of site	

## Spatial relationships

<b>UDP Designations</b>		
N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core	Strategy

	_
Main Urban Area 0.00	% overlap
Major Settlement 0.00	ס
Minor Settlement 0.00	)
ps Urban Extension	_
_	

% overlap

## **Regeneration Areas**

Inner South RA	0.00
LB Corridor RA	0.00
EASEL RA	0.00
Aire Valley RA	0.00
West Leeds Gateway	0.00

## Other Spatial Relationship

Nearest train station Morley
Nearest train station distance (m) 2556.93
Nearest bus stop 4863
Nearest bus stop distance (m) 262.08

Agricultural classification Non-agricultural

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<u> </u>
Overlaps Minerals Safequarded	_

Overlaps Minerals Safeguarded 100m

## 4205 Howley Hall Farm, Scotchman Lane, Morley

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
Sastamasmy Sammary	
Summary of reps	
Comments on phasing	
DPP Allocation	
Not proposed as housing allocation	
DPP Allocation Conclusion	
Adverse imapct on the openess of the Green Belt.	

## 4206 Land off Asquith Ave, Morley

one betails	Site	Detail	s
-------------	------	--------	---

Easting	425576	Northing	428875	Site area ha	1	SP7	Major Settlement Extension
HMCA	Outer South	n West			Ward	Morley Nort	th

#### **Site Characteristics**

Site type Greenfield

On-site land uses

Agriculture

Transport tracks and ways

Neighbouring land uses

Transport tracks and ways

Unmanaged Forest

Agriculture

Other land uses - None

Topogra	hy Flat and sloping	Landscape	Significant Tree Cover
Bounda	es Poorly defined	Road front	Yes

Description

Isolated site accessed by footway from Asquith Avenue. Site runs parellel to the M621.

#### **Greenbelt Assessment**

## 1. Check the unresticted sprawl of large built up areas

Would development lead to/cons	Would development lead to/constitue ribbon development?		
Would development result in an i	solated development?	Yes	
Is the site well connected to the	built up area?	No	
Would development round off the settlement?		No	
Is there a good existing barrier between the existing urban area and the undeveloped land?		No	
Unrestricted Sprawl Conclusion	High potential to lead to unrestric	ted sprawl	

## 2. Prevent neighbouring towns from merging

Would development lead	to physical connection of settlements?	No	
Do features provide boundaries to contain the development?		No	
Coalescence Conclusion	No merging but there is no defensible bou	ındary	

## 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	Yes
Does the site include local/national nature conservation areas (SSSIs	No
Areas of protected/unprotected woodland/trees/hedgerows?	Yes
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	Yes
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	

Encroachment Conclusion Site does not perform an important role in safeguarding from encroachment

## 4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	No
Can development preserve this character?	

Character Conclusion

#### 4206 Land off Asquith Ave, Morley

## Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

The site is an isolated location not connected to the existing built up area and has poorly defined boundaries. Development of the site would lead to unrestricted urban sprawl.

SHLAA conclusions				
Availability: Longterm (+11yrs)	Suitability:	: LDF to determine	Achievability: Longterm (11+yrs	3)
Summary of infrastructure prov	vider comments			
LCC Highways Comments				
Public transport accessibility comments				Rank (1-5)
Meets CS except 50% secondary ed				4
Access comments				
Poor visibility to right, would need some	tree/bush loss outsid	e site boundary		2
Local network comments				
Capacity concern at either end of Asquith	Ave, impact on scho	ool		3
Mitigation measures				Total score
Improved visibility, possible capacity imp	rovements			
, , , , , , , , , , , , , , , , , , , ,				9
Highways site support				
Yes with mitigation				7
3				
Contingent on other sites				
Contingent on other sites				
Highways Agency				
Impact No material impact	Network Status	No objection, no miti	gation required	
Network Rail				
Yorkshire Water				
Treatment Works				
<b>Environment Agency</b>				
Constraints				
FZ1 over 1ha. See comments in our prev	ious I&O consultation	n. Ordinary watercours	e runs parrallel to northern boundary within 20m	of site.
LCC				
Ecology support Not supported				
03 11	deciduous woodland	LIK RAD priority babita	t on this site and the site lies within an existing	INA This

woodland forms an important link in the wildlife habitat network and should be retained and enhanced. This proposed allocation includes 0.33ha of replanted ancient woodland - this habitat is decribed as irreplaceable in the NPPF. Some very limited development outside of the woodland may be

# 4206 Land off Asquith Ave, Morley acceptable but as proposed the only road access involves removal of an area of woodland Ecology boundary **Education comments** Flood Risk Flood Zone 1 Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England **Planning History** Applications since 1/1/2009, covering more than 50% of the site Decision % of site **App Number** Proposal

## Spatial relationships

<b>UDP Designations</b>		
N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

## Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	1.00	
Minor Settlement	1.00	
Overlaps Urban Extension	<b>✓</b>	

## **Regeneration Areas**

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

## Other Spatial Relationship

## 4206 Land off Asquith Ave, Morley

Nearest bus stop 6449 Nearest bus stop distance (m) 222.08  Agricultural classification Grade 3  Overlaps SSSI Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps LNR Overlaps LNR Overlaps LNR Overlaps Listed Building		
Nearest train station distance (m)  Nearest bus stop  Nearest bus stop  Nearest bus stop distance (m)  Agricultural classification  Overlaps SSSI  Overlaps SEGI  Overlaps LNA  Overlaps LNR  Overlaps Loverlaps LNR  Overlaps Listed Building  verlaps Strat. Employment buffer  Overlaps Public Right of Way  Overlaps HSE Major Hazard  Overlaps HSE Gas Pipeline  Overlaps Pot. Contamination  Overlaps Minerals Safeguarded	LCC ownership %	0.00
Nearest bus stop 6449 Nearest bus stop distance (m) 222.08  Agricultural classification Grade 3  Overlaps SSSI Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps LNR Overlaps Listed Building verlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination  Overlaps Minerals Safeguarded	Nearest train station	Morley
Nearest bus stop distance (m) 222.08  Agricultural classification Grade 3  Overlaps SSSI Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps Conservation Area Overlaps Listed Building verlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps FRA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination  Overlaps Minerals Safeguarded	Nearest train station distance (m)	1587.56
Agricultural classification Grade 3  Overlaps SSSI Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps Conservation Area Overlaps Listed Building verlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination  Overlaps Minerals Safeguarded	Nearest bus stop	6449
Overlaps SSSI Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps Conservation Area Overlaps Listed Building verlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination Overlaps Minerals Safeguarded	Nearest bus stop distance (m)	222.08
Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps Conservation Area Overlaps Listed Building verlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination Overlaps Minerals Safeguarded	Agricultural classification	Grade 3
Overlaps LNA Overlaps LNR Overlaps Conservation Area Overlaps Listed Building verlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination  Overlaps Minerals Safeguarded	Overlaps SSSI	
Overlaps LNR Overlaps Conservation Area Overlaps Listed Building verlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination Overlaps Minerals Safeguarded	Overlaps SEGI	
Overlaps Conservation Area Overlaps Listed Building verlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination Overlaps Minerals Safeguarded	Overlaps LNA	<b>✓</b>
Overlaps Listed Building verlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination  Overlaps Minerals Safeguarded	Overlaps LNR	
verlaps Strat. Employment buffer  Overlaps Public Right of Way  Overlaps SFRA Flood Zone  Overlaps EA Flood Zone  Overlaps HSE Major Hazard  Overlaps HSE Gas Pipeline  Overlaps Pot. Contamination  Overlaps Minerals Safeguarded	Overlaps Conservation Area	
Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination Overlaps Minerals Safeguarded	Overlaps Listed Building	
Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination Overlaps Minerals Safeguarded	Overlaps Strat. Employment buffer	✓
Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination  Overlaps Minerals Safeguarded	Overlaps Public Right of Way	
Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination  Overlaps Minerals Safeguarded	Overlaps SFRA Flood Zone	
Overlaps HSE Gas Pipeline Overlaps Pot. Contamination  Overlaps Minerals Safeguarded	Overlaps EA Flood Zone	
Overlaps Pot. Contamination  Overlaps Minerals Safeguarded	Overlaps HSE Major Hazard	
Overlaps Minerals Safeguarded	Overlaps HSE Gas Pipeline	
	Overlaps Pot. Contamination	
Overlaps Minerals Safeguarded 100m	Overlaps Minerals Safeguard	ed
	Overlaps Minerals Safeguarded 100	)m

## 4206 Land off Asquith Ave, Morley

Conclusions		
Issues and Options Summary		
	ted location not connected to the existing built up area and has poorly defined boundaries. urban sprawl. Not supported.	Development of
Site affects others?		
No		
Sustainability summary		
Summary of reps		
Comments on phasing		
DPP Allocation		
Not proposed as housing allocation		
DPP Allocation Conclusion		
Green belt site. The site is an isola the site would lead to unrestricted u	ted location not connected to the existing built up area and has poorly defined boundaries. urban sprawl. Not supported.	Development of

#### 4208 Daisy Hill Avenue, Morley

•	 Det	: 1	_

Easting	427154	Northing	428592	Site area ha	1	SP7	Major Settlement Extension
HMCA Outer South West		Ward	Morley Nort	th			

#### **Site Characteristics**

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Dwellings

Energy production and distribution

Other

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Poorly defined	Road front	No

Description

Existing area of rough grassland with some trees. Site adjoined by agricultural land, housing, block of domestic garages and pylons. The site does not have direct access to the highway. There is a narrow strip of third party land onto the access onto Daily Hill Avenue.

#### **Greenbelt Assessment**

#### 1. Check the unresticted sprawl of large built up areas

Would development lead to/cons	No
Would development result in an i	No
Is the site well connected to the	No
Would development round off the	No
Is there a good existing barrier b and the undeveloped land?	No
Unrestricted Sprawl Conclusion	cted sprawl

#### 2. Prevent neighbouring towns from merging

,	5 5 5	
Would development lead to	No	
Do features provide bounda	No	
Coalescence Conclusion	No merging but there is no defensible bo	undary

#### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas (SSSIs	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	Yes
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	

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			

## 4208 Daisy Hill Avenue, Morley

# Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

The site has porly defined boundaries and would create an irregular green belt boundary. The land juts out into the green belt. Even when combined with adjoining sites 1282 and 1283 it does not create a logical site or green belt boundary.

SHLAA conclusions					
Availability: Short (=<5	yrs)	Suitability:	LDF to determine	Achievability:	Longterm (11+yrs)
Summary of infrasti	ructure provide	comments			
LCC Highways Comme	nts				
Public transport accessibil		]			Rank (1-5
Fails bus and employment	t, meets rail, health a	and education.			3
Access comments		]			
Access comments  Access on to Daisy Hill Av	e ok for size of site	link to 1282 wou	ıld he hetter		
Added on to Buildy Fill Ad	o ok for size of site,		and be better		4
Local network comments					
A643 congested at peaks					3
Mitigation measures		]			Total scor
					10
					10
Highways site support		]			
Yes					
Contingent on other sites					
1282					
Contingent on other sites					
1282					
Highways Agency					
Impact No material impa	act Net	work Status	No objection, no mi	tigation required	
Network Rail					
Yorkshire Water					
Treatment Works					
<b>Environment Agency</b>					
Constraints					
FZ1 under 1ha. See comn	nents in our previous	s I&O consultation	n. Ordinary watercou	irse running along northern bou	ndary of site
LCC					
G5 1.1	pported				
Supported					

# 4208 Daisy Hill Avenue, Morley Ecology boundary **Education comments** Flood Risk Flood Zone 1 Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England **Planning History** Applications since 1/1/2009, covering more than 50% of the site **App Number** % of site **Proposal** Decision

## Spatial relationships

<b>UDP Designations</b>		
N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	95.47	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	0.00	% overlap
Major Settlement	1.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>✓</b>	

Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

## Other Spatial Relationship

LCC ownership %	0.00	
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## 4208 Daisy Hill Avenue, Morley

Nearest train station	Morley
	520.99
Nearest train station distance (m)	
Nearest bus stop	8397
Nearest bus stop distance (m)	377.15
Agricultural classification	Grade 3
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<b>V</b>
Overlaps Minerals Safeguard	led
Overlaps Minerals Safeguarded 10	0m

## 4208 Daisy Hill Avenue, Morley

Conclusions	
Issues and Options Summary	
	ries and would create an irregular green belt boundary. The land juts out into the green belt. Even when and 1283 it does not create a logical site or green belt boundary. The site is proposed N5 in the UDP.
Site affects others?	
No	
Sustainability summary	
Summary of reps	
Comments on phasing	
DPP Allocation	
Not proposed as housing allocation	
DPP Allocation Conclusion	
	ries and would create an irregular green belt boundary. The land juts out into the green belt. Even when and 1283 it does not create a logical site or green belt boundary. The site is proposed N5 in the UDP.

## 4209 Land off A650 Drighlington bypass

Site Details							
Easting	423535	Northing	428039	Site area ha	10.9	SP7	Smaller Settlement Extension
HMCA Outer South West			Ward	Morley Nort	th		

#### **Site Characteristics**

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Transport tracks and ways

Other land uses - None

Topography	Flat and sloping	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

A very isolated site, cut off from the villages of Driglington and Gildersome by the A650. The site is landlocked by the A650 and the M621.

#### **Greenbelt Assessment**

#### 1. Check the unresticted sprawl of large built up areas

Would development lead to/const	Would development lead to/constitue ribbon development?		
Would development result in an is	Yes		
Is the site well connected to the built up area?		No	
Would development round off the settlement?		No	
Is there a good existing barrier between the existing urban area and the undeveloped land?			
Unrestricted Sprawl Conclusion High potential to lead to unrestrict		ed sprawl	

#### 2. Prevent neighbouring towns from merging

Would development lead	No	
Do features provide bound	Yes	
Coalescence Conclusion		

## 3. Assist in safeguarding the countryside from encroahment

5. Assist in sareguarding the countryside from encroalment	
Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

#### 4. Preserve the setting and special character of historic towns

Site within/adjacent to		
Can development pres		
Character Conclusion		

# Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

The development of this site would lead to an isolated development contained by the road network. Development would impact on the openness of the Green Belt.

## 4209 Land off A650 Drighlington bypass

SHLAA conclusions							
Availability: Short (=	=<5 yrs)	Suitability:	LDF to determine		Achievability:	Longterm (11+yrs)	
Summary of infra	structure provider	comments					
LCC Highways Com	ments						
Public transport access	sibility comments						Rank (1-5)
Fails bus and employm	nent, meets rail, health a	and education.					
							3
		]					
Access comments  Would need a significa	ant access off A650 due	to speed of road	and dual c/w nos left	t in left out (	Combine with 133	2 for access	
Would field a signified	ant decess on 7,000 due	to speed of rodd	and dddi c/w, pos icit	t iii ioit out. c	ombine with 133.	2 101 000033.	3
Local network commer	nts						
A650 long queues am	peak eastbound						2
B Allal all		]					Total score
Mitigation measures	ation at J27 roundabout						
Janearen Feenre mang							8
Highways site support							
No							
		1					
Contingent on other si	tes						
1332							
		1					
Contingent on other sind	tes						
1002							
Highways Agency							
Impact Material impa	nct Netv	work Status	No objection subject t	to satisfactor	y mitigation		
Assessment of cumula	itive impact with other s	ites needed					
Network Rail	1						
NCTWORK Rail							
	1						
Yorkshire Water							
Treatment Works							
Environment Agend	ev .						
Constraints							
	nments in our previous	I&O consultation	. On historic landfill (w	within central	portion of site)		
			<u>-</u>		· · · · · · · · · · · · · · · · · · ·		
LCC							
Ecology support	Supported						
Supported							
Ecology boundary							
	I						
Education comments							
Education comments							

# 

## Spatial relationships

**App Number** 

## **UDP Designations**

UDP Designations		
N32 Greenbelt	99.99	% overlap
N34 PAS	0.00	·
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

**Proposal** 

## **Core Strategy**

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	~	

**Decision** 

% of site

% overlap

## **Regeneration Areas**

Inner South RA	0.00
LB Corridor RA	0.00
EASEL RA	0.00
Aire Valley RA	0.00
West Leeds Gateway	0.00

## Other Spatial Relationship

LCC ownership S	0.00
Nearest train station	Morley
Nearest train station distance (m	3430.39
Nearest bus sto	р 14248
Nearest bus stop distance (m	1) 286.61

Agricultural classification Grade 3

## 4209 Land off A650 Drighlington bypass

Overlaps SSSI		
Overlaps SEGI		
Overlaps LNA		
Overlaps LNR		
Overlaps Conservation Area		
Overlaps Listed Building		
Overlaps Strat. Employment buffer		
Overlaps Public Right of Way	<b>✓</b>	
Overlaps SFRA Flood Zone		
Overlaps EA Flood Zone		
Overlaps HSE Major Hazard	<u></u>	
Overlaps HSE Gas Pipeline		
Overlaps Pot. Contamination	<u></u>	
Overlaps Minerals Safeguard	ed	
Overlaps Minerals Safeguarded 100		
Overlaps willerals Salegualueu Too	1111	

## 4209 Land off A650 Drighlington bypass

onclusions	
ssues and Options Summary	
reen belt site. This site would lead to isolated development contained by road network.	
te affects others?	7
ustainability summary	_
ummary of reps	_
omments on phasing	_
PP Allocation	
ot proposed as housing allocation	
PP Allocation Conclusion	
reen belt site. This site would lead to isolated development contained by road network.	

#### 4211 Archbold Holdings, Morley

Site Deta	ails
-----------	------

Easting	427494	Northing	428238	Site area ha	3.2	SP7	Major Settlement Infill
HMCA	Outer Sout	n West			Ward	Morley Sou	th

#### **Site Characteristics**

Site type Brownfield

On-site land uses

Wholesale distribution

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

-	Topography	Sloping	Landscape	Limited Tree Cover
	Boundaries	Existing well defined	Road front	Yes

Description

Site is split between a storage depot and workshop uses with a small amount of office space.

#### **Greenbelt Assessment**

#### 1. Check the unresticted sprawl of large built up areas

Would development lead to/const	titue ribbon development?	No	
Would development result in an is	solated development?	No	
Is the site well connected to the built up area?		Yes	
Would development round off the settlement?		Partial	
Is there a good existing barrier between the existing urban area and the undeveloped land?			
Unrestricted Sprawl Conclusion	High potential to lead to unrestricted sprawl		

#### 2. Prevent neighbouring towns from merging

Would development lead	to physical connection of settlements?	No	
Do features provide boun	daries to contain the development?	Yes	
Coalescence Conclusion	No merging of settlements	•	

#### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	Yes
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	No
Does the site contain buildings	Yes
Are these buildings used for agricultural purposes?	No

**Encroachment Conclusion** 

#### 4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?		No	
Can development preserve this character?		Yes	
Character Conclusion No effect on the setting and special character of historic features		ic features	

# Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

The majority of the site is not within the Green Belt, it is white land within the main urban area. However the woodland area to the north is natural greenspace within the PPG17 assessment and subject to policy GP6:12 of the UDP - environmental improvements.

Ecology boundary

## 4211 Archbold Holdings, Morley

SHLAA conclusions					
Availability: Short (=<5 yrs)	Suitability:	Suitable	Achievabil	ity: Short (=<5yrs)	
Summary of infrastructure prov	vider comments				
LCC Highways Comments					
Public transport accessibility comments					Rank (1-5)
Meets PT part health and education					4
Access comments					
Existing access on to Albert Road ok					5
Local network comments					]
Local network OK					4
Mitigation measures					Total score
					13
Highways site support					1
Yes					
Contingent on other sites					
Contingent on other sites					]
Highways Agency Impact No material impact	Network Status	No objection, no n	nitigation required		
Network Rail					
Yorkshire Water					
Treatment Works					
Environment Agency					
Constraints					
FZ1 over 1ha. See comments in our prev permitted Morley Waste Oil Facility which					
LCC					
Ecology support Not supported	ma Amaa Haa ta H		annead allegation Theory	Classification C. C. C.	
Red - Albert and Valley Road Leeds Naturand acid grassland habitat - it forms part BAP habitat - the acid grassland may also Significant tree helts along east and was	t of an important woo b be. Both habitats fo	odland wildlife corricorm part of a larger w	or. The Lowland mixed dec wildlife habitat network linkin	ciduous woodland on th ig through to the railwa	his site is a UK

Supported with mitigation (Amber) if Red hatched areas are excluded and boundary amended as per drawing RM/4211. Mitigation will still be

# 4211 Archbold Holdings, Morley required to ensure impacts on adjacent habitat are addressed. Education comments Flood Risk Flood Zone 1 Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England **Planning History** Applications since 1/1/2009, covering more than 50% of the site

## Spatial relationships

**App Number** 

UDP Designations			
N32 Greenbelt	14.		
N34 PAS	0.		

Proposal

N32 Greenbelt	14.10	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	
SCIT. ATICIETT WOLL.	0.00	

## **Core Strategy**

Main Urban Area	0.00	% overlap
Major Settlement	1.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>V</b>	

Decision

% of site

## **Regeneration Areas**

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

## Other Spatial Relationship

## 4211 Archbold Holdings, Morley

Nearest train station	Morley
Nearest train station distance (m)	545.86
Nearest bus stop	2207
Nearest bus stop distance (m)	229.14
Agricultural classification	Urban
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	✓
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	<b>✓</b>
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<b>✓</b>
Overlaps Minerals Safeguarde	ed
Overlaps Minerals Safeguarded 100	m

## 4211 Archbold Holdings, Morley

Conclusions	
Issues and Options Summary	
Develop site but retain green space	as part of the layout.
Site affects others?	
No.	
Sustainability summary	
Summary of reps	
Comments on phasing	
DPP Allocation	
Preferred housing allocation	
DPP Allocation Conclusion	]
Develop site but retain green space	as part of the layout.

#### 4252 Sherwood Industrial Estate

Site Deta	ails						
Easting	432656	Northing	427168	Site area ha	1.3	SP7	Smaller Settlement Infill
HMCA	CA Outer South West		Ward	Ardsley and	Robin Hood		

#### **Site Characteristics**

Site type Brownfield

On-site land uses

Manufacturing and Wholesale

Storage

Neighbouring land uses

Dwellings

Outdoor amenity and open space

Other land uses - None

Topography	Flat	Landscape	No Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

An industrail site with a mix of worksops, warehouse and storage use. Site boundary does not appear to include a small part of land which fronts onto the road with access through the site. This piece of land should be included.

#### **Greenbelt Assessment - Not Required**

#### 1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development	ent?	No
Would development result in an isolated development?	)	No
Is the site well connected to the built up area?		Yes
Would development round off the settlement?		
Is there a good existing barrier between the existing ur and the undeveloped land?	rban area	
Unrestricted Sprawl Conclusion Low potential to lead	d to unrestricte	ed sprawl

#### 2. Prevent neighbouring towns from merging

•	3 3	
Would development lead	to physical connection of settlements?	
Do features provide bound	daries to contain the development?	
Coalescence Conclusion	No merging of settlements	

#### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	No
Does the site contain buildings	Yes
Are these buildings used for agricultural purposes?	No

Encroachment Conclusion Site does not perform an important role in safeguarding from encroachment

## 4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?		No	
Can development pres	erve this character?		
Character Conclusion	aracter Conclusion No effect on the setting and special character of historic features		

## 4252 **Sherwood Industrial Estate** Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence No adverse impact. **SHLAA** conclusions Availability: Unknown Suitability: Suitable Achievability: Medium (6-10yrs) Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) Ok except primary Health 4 Access comments Access onto A61 Ok 5 Local network comments Some queues on A61 3 Total score Mitigation measures 12 Highways site support Yes Contingent on other sites Contingent on other sites **Highways Agency** Impact No material impact **Network Status** No objection, no mitigation required **Network Rail** Yorkshire Water Treatment Works **Environment Agency** Constraints FZ1 over 1ha. See comments in our previous I&O consultation. Ordinary watercourse (Throstle Carr Beck and culvert) approx 10m north of site LCC

Red - the Throstle Carr Beck and associated woodland lies to the immediate north of this site. This is a UK BAP habitat feature. Part of the woodland will be lost to the development. There will be further pressure on trees along this boundary from use of the adjacent land as housing/gardenspace. A minmum 15 metre buffer should be provided along the northern and eastern boundaries which can be part of POS provided

#### 4252 Sherwood Industrial Estate

it is enhanced ecologically i.e. 5m native shrubs and small trees and 10m wildflower meadow creation with informal mown path through it. This will also allow a buffer to the Rothwell Pastures and Disused Railway LNA which lies immediately to the east - note that previously a portion of the LNA was destroyed from expansion of employment use but it appears this is no longer needed and so the alternative residential use should take the opportunity to restore this habitat loss.

Ecology boundary	
Supported with mitigate required to ensure important important important important important important imp	ntion (Amber) if Red hatched areas are excluded and boundary amended as per drawing RM/4252. Mitigation will still be pacts on adjacent woodland habitat are addressed - see comments on left.
Education comments	
Flood Risk	
Flood Zone 1	
Utilities	
Gas	
Electric	
Fire and Rescue	
Telecoms	
Other	
English Heritage	
Natural England	

Applications since 1/1/2009, covering more than 50% of the site

## Spatial relationships

**Planning History** 

**App Number** 

<b>UDP Designations</b>		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Proposal

Core Strategy	

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	1.00	
Overlaps Urban Extension	<b>✓</b>	

Decision

% of site

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

## 4252 Sherwood Industrial Estate

## Other Spatial Relationship

LCC ownership %	0.00
Nearest train station Wo	odlesford
Nearest train station distance (m)	4581.32
Nearest bus stop	6916
Nearest bus stop distance (m)	152.88
Agricultural classification G	rade 3
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	✓
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<b>✓</b>
Overlaps Minerals Safeguarded	
Overlaps Minerals Safeguarded 100n	n 🗌

## 4252 Sherwood Industrial Estate

Conclusions	
Issues and Options Summary	
Existing employment site. Site bou site. This piece of land should be in	ndary does not appear to include a small part of land which fronts onto the road with access through the ncluded.
Site affects others?	
Sustainability summary	
Summary of reps	
Comments on phasing	
DPP Allocation	
Not proposed as housing allocation	1
DPP Allocation Conclusion	
Existing employment site. Site bou site. This piece of land should be in	ndary does not appear to include a small part of land which fronts onto the road with access through the ncluded.

#### 4256 Sharp House Road, Belle Isle

Site Details								
Easting	431766	Northing	427627	Site area ha	2.7	SP7	Main Urban Area Extension	
HMCA	MCA Outer South West			Ward	Ardsley and	Robin Hood		

#### **Site Characteristics**

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Outdoor amenity and open space

Agriculture

Dwellings

Other land uses - None

Topography	Flat and sloping	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

# **Greenbelt Assessment**

#### 1. Check the unresticted sprawl of large built up areas

Would development lead to/cons	titue ribbon development?	Yes
Would development result in an i	solated development?	Yes
Is the site well connected to the	built up area?	Yes
Would development round off the	e settlement?	No
Is there a good existing barrier b and the undeveloped land?	etween the existing urban area	Yes
Unrestricted Sprawl Conclusion	High potential to lead to unrestri	cted sprawl

# 2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?		No
Do features provide boundaries to contain the development?		
Coalescence Conclusion	No merging of settlements	

#### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	Yes
Does the site contain buildings	No
Are these buildings used for agricultural purposes?	
	l

**Encroachment Conclusion** 

#### 4. Preserve the setting and special character of historic towns

<u>-</u>	-	
Site within/adjacent to conse	servation area/listed building/historical features?	
Can development preserve the	this character?	
Character Conclusion No e	effect on the setting and special character of histori	ic features

#### 4256 Sharp House Road, Belle Isle

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

This site would lessen the green belt between Belle Isle and Robin Hood. Leading to unrestricted urban sprawl.

SHLAA conclusions				
Availability: Short (=<5 yrs)	Suitability:	LDF to determine	Achievability:	Longterm (11+yrs)
Summary of infrastructure prov	ider comments			
LCC Highways Comments				
Public transport accessibility comments				Rank (1-5)
Fails CS except primary education				2
Access comments				
Access from Sharp House Road				
				5
Local network comments				
OK				
				4
Mitigation measures				Total score
	,			11
				11
Highways site support				
Yes				
Contingent on other sites				
Contingent on other sites				
J				
Highways Agency		1		
Impact No material impact	Network Status	No objection, no mit	igation required	
Network Rail				
Yorkshire Water				
Treatment Works				
Environment Agency Constraints				
FZ1 over 1ha. See comments in our previ	ous I&O consultation			
LCC				
Ecology support Not supported				
Red - site lies adjacent to Kiddow Spring	LNA an area of lowla	nd mixed deciduous v	voodland to the east, and Thros	stle Carr Beck to the south. Leave

a buffer zone of at least 10m along the eastern and southern boundaries and plant with locally native woodland edge species and wildflower

meadow strip - which can be part of informal POS with a path mown through it.

#### 4256 Sharp House Road, Belle Isle

Ecology boundary

Supported with mitigation (Amber) if Red hatched areas are excluded and boundary amended as per drawing RM/4256. Mitigation will still be required to ensure impacts on adjacent habitats are addressed - see comments on left.

**Education comments** 

Flood Risk

Flood Zone 1

Flood Zone 1

#### **Utilities**

Gas

Electric

Fire and Rescue

Telecoms

#### Other

English Heritage

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number Proposal Decision % of site

#### Spatial relationships

**UDP Designations** 

N32 Greenbelt	99.99	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	

Main Urban Area	0.01	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>✓</b>	

#### **Regeneration Areas**

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

# Other Spatial Relationship

Overlaps N37 SLA
Sch. Ancient Mon.

0.00

# 4256 Sharp House Road, Belle Isle

LCC ownership %	0.01
Nearest train station	Morley
Nearest train station distance (m)	4825.13
Nearest bus stop	11893
Nearest bus stop distance (m)	302.48
Agricultural classification (	Grade 2
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	<b>✓</b>
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<b>✓</b>
Overlaps Minerals Safeguarde	
Overlaps Minerals Safeguarded 100r	m

# 4256 Sharp House Road, Belle Isle

Conclusions	
Issues and Options Summary	
Do not develop site. Unrestricted ur	ban sprawl and the potential to threaten the green belt between Belle Isle and Robin Hood.
Site affects others?	
Sustainability summary	
Summary of reps	
Comments on phasing	
DPP Allocation	
Not proposed as housing allocation	
DPP Allocation Conclusion	
Do not develop site. Unrestricted ur	ban sprawl and the potential to threaten the green belt between Belle Isle and Robin Hood.

# 5000 Healey Croft Lane, East Ardsley

	Site Details							
	Easting	429768	Northing	425256	Site area ha	4.8	SP7	Smaller Settlement Extension
HMCA Outer South West		Ward	Ardsley and	Robin Hood				

#### **Site Characteristics**

Site type Greenfield

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

Dwellings

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

agricultural land. Access through the site to farm buildings to the west.

#### **Greenbelt Assessment**

#### 1. Check the unresticted sprawl of large built up areas

Would development lead to/cons	titue ribbon development?	
Would development result in an isolated development?		Yes
Is the site well connected to the	built up area?	No
Would development round off the	e settlement?	No
Is there a good existing barrier band the undeveloped land?	etween the existing urban area	
Unrestricted Sprawl Conclusion	High potential to lead to unrestric	ted sprawl

#### 2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?		Yes	
Do features provide boun	daries to contain the development?	No	
Coalescence Conclusion	Coalescence/merging settlements		

#### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	Yes
Does the site contain buildings	Yes
Are these buildings used for agricultural purposes?	Yes

**Encroachment Conclusion** 

#### 4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	No
Can development preserve this character?	

Character Conclusion

# Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

It would compromise the openness and permanence of the Green Belt leading to unrestricted sprawl and settlement coalescence.

# 5000 Healey Croft Lane, East Ardsley **SHLAA** conclusions Availability: Short (=<5 yrs) Suitability: LDF to determine Achievability: Longterm (11+yrs) Summary of infrastructure provider comments **LCC Highways Comments** Public transport accessibility comments Rank (1-5) No PT other OK 3 Access comments Improve existing access on to A650 5 Local network comments Capacity concerns A650 towards Tingley 3 Total score Mitigation measures 11 Highways site support Contingent on other sites Contingent on other sites **Highways Agency** Impact Material impact No objection subject to satisfactory mitigation **Network Status** n/a **Network Rail Yorkshire Water** Treatment Works **Environment Agency** FZ1 over 1ha. See comments in our previous I&O consultation LCC Supported Ecology support Supported (Green) Ecology boundary **Education comments**

#### 5000 Healey Croft Lane, East Ardsley

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
N34 PAS
RL1 Rural Land
N1 Greenspace

N8 Urban Green Corridor

100.00 % overlap 0.00 0.00 0.00 N1A Allotments 0.00

0.00

0.20

0.00

CC Shopping Quarter 0.00 **UDP City Centre** 0.00 S2S6 Town Centre 0.00 **Proposed Local Centre** 0.00 Overlaps N37 SLA **~** 

N5 Open Space

N6 Playing Pitch

Sch. Ancient Mon. 0.00

# **Core Strategy**

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	1.00	
Overlaps Urban Extension	<b>~</b>	

% overlap

#### **Regeneration Areas**

Inner South RA	0.00
LB Corridor RA	0.00
EASEL RA	0.00
Aire Valley RA	0.00
West Leeds Gateway	0.00

# Other Spatial Relationship

LCC ownership %
-----------------

Nearest train station	Morley
Nearest train station distance (m)	3998.11
Nearest bus stop	10672
Nearest bus stop distance (m)	97.50

Agricultural classification Grade 3

# 5000 Healey Croft Lane, East Ardsley

Overlaps SSSI
Overlaps SEGI
Overlaps LNA
Overlaps LNR
Overlaps Conservation Area
Overlaps Listed Building
rlaps Strat. Employment buffer
Overlaps Public Right of Way
Overlaps SFRA Flood Zone
Overlaps EA Flood Zone
Overlaps HSE Major Hazard
Overlaps HSE Gas Pipeline
Overlaps Pot. Contamination
Overlaps Minerals Safeguarded
erlaps Minerals Safeguarded 100m

# 5000 Healey Croft Lane, East Ardsley

Conclusions	
Issues and Options Summary	
Development of this site would con coalescence.	npromise the openness and permanence of the Green Belt leading to unrestricted sprawl and settlement
Site affects others?	
Sustainability summary	
, ,	
Summary of reps	
Comments on phasing	
DPP Allocation  Not proposed as housing allocation	
DPP Allocation Conclusion	
Development of this site would con coalescence.	npromise the openness and permanence of the Green Belt leading to unrestricted sprawl and settlement

#### 5008 Westland Road

Site Details							
Easting	429490	Northing	429985	Site area ha	2	SP7	Main Urban Area Infill
HMCA	Outer South West			Ward	Beeston an	d Holbeck	

#### **Site Characteristics**

Site type Mix 50:50

On-site land uses

Education

Neighbouring land uses

Dwellings

Wholesale distribution

Manufacturing and Wholesale

Office

Allotment and city farm

Other land uses - None

Topography	Flat	Landscape	Significant Tree Cover
Boundaries	Partially well-defined	Road front	Yes

#### Description

Site occupied by Leeds City College with area of associated car parking. Western half of site occupied by significant area of grassed area and substantial tree belt along western, southern and part of northern boundary.

#### **Greenbelt Assessment - Not Required**

#### 1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

### 2. Prevent neighbouring towns from merging

Would development lead		
Do features provide bound		
Coalescence Conclusion		

#### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

#### 4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	

Character Conclusion

5008 Westla	and Road						
Overall Conclusion for characteristics of op	rom assessment ag enness and perma	gainst all 4 purpo nence	oses of green belt	and essentia	I		
SHLAA conclusions							
	Æ 1990)	Cuitabilitus	Cuitoble		Ashiovahility, Ch	ort ( -5, mo)	
Availability: Short (=	<5 yis)	Suitability:	Suitable		Achievability: Sh	ort (=<5yrs)	
Summary of infras	structure provide	er comments					
LCC Highways Comn		_					
Public transport access						R	Rank (1-5)
Meets PT partly meets	others						4
Access comments							
Access on to Westland	Road Ok						_
							5
Local network commen	te						
OK	13						
							5
							otal score
Mitigation measures							Otal score
							14
Highways site support Yes							
163							
Contingent on other sit	es						
3							
Contingent on other sit	es						
Highways Agency							
Impact No material in	npact Ne	etwork Status	No objection, no mit	tigation require	ed		
n/a							
Network Rail							
Yorkshire Water							
Treatment Works							
Environment Agency	9						
Constraints FZ1 over 1ha. See com	 ments in our previous	s I&O consultation					
LCC							
	Not supported	and the book of	- Elevidad III de la companya de la	-1-1	and and the second	COAD D. L. H. L. L. L.	
Not supported (Red) - Remove the woodland	and hedgerows from	on includes areas of the developable at	or lowland mixed dec rea.	ciduous woodla	ına ana hedgerow Uk	. BAP Priority Habita	ITS.

#### 5008 Westland Road

Ecology boundary

Supported with mitigation (Amber) if Red hatched areas are excluded and boundary amended as per drawing RM/5008. Mitigation will still be required to ensure impacts on adjacent woodland and hedgerow habitats are addressed - ensure that retained boundary trees and hedgerows are not included in private gardens.

Flood Risk
Flood Zone 1

Utilities

Gas

Fire and Rescue

Electric

Telecoms

Other English Heritage

Natural England

Planning History Applications since 1/1/2009, covering more than 50% of the site

App Number Proposal Decision % of site

# Spatial relationships

#### **UDP Designations**

ODI Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

## **Core Strategy**

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>V</b>	

#### **Regeneration Areas**

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

# Other Spatial Relationship

# 5008 Westland Road

Nearest train station  Nearest train station distance (m)  Nearest bus stop  Nearest bus stop  Nearest bus stop distance (m)  Agricultural classification  Overlaps SSSI  Overlaps SEGI  Overlaps LNA  Overlaps LNR  Overlaps Conservation Area  Overlaps Strat. Employment buffer  Overlaps Public Right of Way  Overlaps SFRA Flood Zone  Overlaps HSE Major Hazard  Overlaps Pot. Contamination		
Nearest train station  Nearest train station distance (m)  Nearest bus stop  Nearest bus stop  Nearest bus stop distance (m)  Agricultural classification  Overlaps SSSI  Overlaps SEGI  Overlaps LNA  Overlaps LNR  Overlaps Conservation Area  Overlaps Listed Building  Overlaps STrat. Employment buffer  Overlaps Public Right of Way  Overlaps EA Flood Zone  Overlaps HSE Major Hazard  Overlaps Pot. Contamination		
Nearest train station distance (m) 2107 Nearest bus stop 5 Nearest bus stop 6 Nearest bus stop distance (m) 212 Agricultural classification Urban  Overlaps SSSI Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps LNR Overlaps Listed Building Overlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination	LCC ownership	% 0.00
Nearest train station distance (m) 2107 Nearest bus stop 5 Nearest bus stop distance (m) 212 Agricultural classification Urban  Overlaps SSSI Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps Lorelaps Listed Building Overlaps STRA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination	Nearest train station	Cottingle
Agricultural classification Urban  Overlaps SSSI Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps Conservation Area Overlaps Listed Building Overlaps STRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination	train station distance (	
Agricultural classification Urban  Overlaps SSSI Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps Conservation Area Overlaps Listed Building Overlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination	Nearest bus s	top 52
Overlaps SSSI Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps Conservation Area Overlaps Listed Building Overlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination	rest bus stop distance (	m) 212.50
Overlaps SSSI Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps Conservation Area Overlaps Listed Building Overlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination	Agricultural classificat	ion Urban
Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps Conservation Area Overlaps Listed Building Overlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination	riginariar diassinari	ion orban
Overlaps SEGI Overlaps LNA Overlaps LNR Overlaps Conservation Area Overlaps Listed Building Overlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination	Overlaps S	SSI
Overlaps LNR Overlaps Conservation Area Overlaps Listed Building Overlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination	<u> </u>	
Overlaps Conservation Area Overlaps Listed Building Overlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination	Overlaps L	.NA
Overlaps Listed Building Overlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination	Overlaps L	NR
Overlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination	verlaps Conservation A	rea
Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination	Overlaps Listed Build	ing
Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination	Strat. Employment but	fer
Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination	erlaps Public Right of V	/ay
Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination	Overlaps SFRA Flood Zo	one
Overlaps HSE Gas Pipeline Overlaps Pot. Contamination	Overlaps EA Flood Zo	one
Overlaps Pot. Contamination		
Overlans Minerals Safeguarded	erlaps Pot. Contaminat	ion
Overlaps willerais saleguarded	verlaps Minerals Safegu	ıarded

#### 5008 Westland Road

Conclusions	
Issues and Options Summary	
Redeveloping the site for residentia retention of tree belt on site boundary	I uses is acceptable in principle, although the site capacity needs to be considered carefully to allow for ary.
Site affects others?	
No	
Sustainability summary	
Summary of reps	
Comments on phasing	
DPP Allocation	
Preferred housing allocation	
DPP Allocation Conclusion	
Redeveloping the site for residentia retention of tree belt on site bounds	I uses is acceptable in principle, although the site capacity needs to be considered carefully to allow for ary.

#### 5100 Leeds Valve Co Ltd, 23 - 25 Town End, Gildersome, Morley, Leeds, LS27 7HF

Site Det	ails							
Easting	424656	Northing	429283	Site area ha	0.3	SP7	Smaller Settlement Infill	
HMCA	Outer Sout	h West			Ward	Morley No	rth	
Site Cha	racteristi	cs						
Site type Brownfield								
On-site land uses - None								
Adjacent la	and uses - No	one						

Other	land	uses	-	None

Topography	Landscape	
Boundaries	Road front	

Description			

#### **Greenbelt Assessment - Not Required**

#### 1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

#### 2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?			
Do features provide bound			
Coalescence Conclusion			

#### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary		
Does the site provide acces	s to the countryside	
Does the site include local/		
Areas of protected/unprote		
Site includes Grade 1, Grad		
Does the site contain buildi		
Are these buildings used fo		
Encroachment Conclusion		

Encroachment Conclusion

#### 4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?		
Can development preserve this character?		
Character Conclusion		

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

5100 Leeds	S Valve Co Ltd, 23 - 25 Town End,	, Gildersome, Morley, Leeds, LS27 7HF
SHLAA conclusions		
Availability:	Suitability:	Achievability:
Summary of infra	astructure provider comments	
Highways Agency		
Impact	Network Status	
	1	
Network Rail		
Yorkshire Water		
Treatment Works		
Environment Agen	су	
Constraints		
LCC		
Ecology support		
	1	
Ecology boundary		
	1	
Education comments		
	7	
Flood Risk		
Utilities		
Gas		
Electric		
Fire and Rescue		
	1	
Telecoms		
Other		
English Heritage		
Natural England		
Diameir - III-t	Applications since 4/4/2000	a than FOO/ of the cita
Planning History	Applications since 1/1/2009, covering more	; trian 50 /0 Ut the Site

r larining rilatory	That is a state of the state of				
App Number	Proposal	Decision	% of site		
12/05095/FU	Proposed Demolition of Existing Light Industrial Buildings and the erection of 9 No. New Build Terrace and Semi	Α	100		

# Spatial relationships

<b>UDP Designations</b>		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	0.00	% overla
Major Settlement	0.00	
Minor Settlement	1.00	
Overlaps Urban Extension	<b>V</b>	

1
% overlap
1
1
1
0

# Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Morley
Nearest train station distance (m)	2590.66
Nearest bus stop	386
Nearest bus stop distance (m)	133.48
Agricultural classification	Grade 3
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	✓
Overlaps Minerals Safeguarde	ed
Overlaps Minerals Safeguarded 100	m

# 5100 Leeds Valve Co Ltd, 23 - 25 Town End, Gildersome, Morley, Leeds, LS27 7HF

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 de	velopment accepted

#### 5107 Middleton Park Grove, Middleton

Site Deta	ails						
Easting	429707	Northing	427762	Site area ha	0.4	SP7	Main Urban Area Infill
HMCA Outer South West			Ward	Middleton F	Park		

#### **Site Characteristics**

Site type Greenfield

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	

Description

#### **Greenbelt Assessment - Not Required**

#### 1. Check the unresticted sprawl of large built up areas

Would development lead to/cons		
Would development result in an i		
Is the site well connected to the built up area?		
Would development round off the settlement?		
Is there a good existing barrier between the existing urban area and the undeveloped land?		
Unrestricted Sprawl Conclusion		

#### 2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?				
Do features provide bound				
Coalescence Conclusion				

#### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary			
Does the site provide acces			
Does the site include local/			
Areas of protected/unprote			
Site includes Grade 1, Grad			
Does the site contain buildings			
Are these buildings used fo			
Encroachment Conclusion			

#### 4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?		
Can development pres		
Character Conclusion		

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

13/03415/FU

12 houses to vacant site

5107 Mi	ddleton Park Grove, Middleton		
SHLAA conclusi	ons		
Availability:	Suitability:	,	Achievability:
Summary of i	nfrastructure provider comments		
Highways Ager Impact	Network Status		
ППраст	Network Status		
Network Rail			
Yorkshire Water	er		
Treatment Works			
Environment A	gency		
Constraints			
LCC			
Ecology support			
Ecology boundary	1		
Education comme	ents		
Flood Risk			
Utilities			
Gas			
Electric			
Fire and Rescue			
Telecoms			
Other			
English Heritage			
Natural England			
Planning Histor			
App Number	Proposal	Decision	% of site

100

Α

5107	Middleton Park Grove, Middleton					
14/03114/CO	ND	Consent, agreement or approval required by conditions 4, 9, 10, 11, 12, 14, 15 and 17 of Planning Application 13/03415/FU	SPL	100		

# Spatial relationships

<b>UDP Designations</b>		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	100.00	% overla
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension		

✓

<b>Regeneration Areas</b>		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA		
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

# Other Spatial Relationship

LCC ownership	%	100.00
Nearest train station		Morley
Nearest train station distance (r	m)	2763.85
,	,	
Nearest bus st	•	10898
Nearest bus stop distance (r	n)	68.35
Agricultural classification	on Url	oan
Overlaps SS	SSI	
Overlaps SE	GI	
Overlaps Ll	NΑ	
Overlaps Ll		
Overlaps Conservation Ar		
Overlaps Listed Buildi		
Overlaps Strat. Employment buff	fer	
Overlaps Public Right of W	ay	
Overlaps SFRA Flood Zo	ne	
Overlaps EA Flood Zo	ne	
Overlaps HSE Major Haza	ırd	
Overlaps HSE Gas Pipeli	ne	
Overlaps Pot. Contaminati	on	<b>✓</b>
Overlaps Minerals Safegua	arded	
Overlaps Minerals Safeguarded	100m	

# 5107 Middleton Park Grove, Middleton

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	]
ouotamazinty ourinnary	
C	]
Summary of reps	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
	d planning permission or existing UDP allocation. Principle of residential development accepted

#### 5113 2 Back Lane, Drighlington, BD11 1LS

Site Details							
Easting	422565	Northing	429177	Site area ha	0.5	SP7	Smaller Settlement Infill
HMCA Outer South West					Ward	Morley Nor	th

#### **Site Characteristics**

Site type Brownfield

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	

Description

#### **Greenbelt Assessment - Not Required**

#### 1. Check the unresticted sprawl of large built up areas

Would development lead to/consti		
Would development result in an is		
Is the site well connected to the b		
Would development round off the		
Is there a good existing barrier between the existing urban area and the undeveloped land?		
Unrestricted Sprawl Conclusion		

#### 2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?			
Do features provide bound			
Coalescence Conclusion			

#### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary				
Does the site provide acces				
Does the site include local/national nature conservation areas (SSSIs				
Areas of protected/unprote				
Site includes Grade 1, Grad				
Does the site contain buildings				
Are these buildings used for agricultural purposes?				
Encroachment Conclusion				

#### 4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?		
Can development pres		
Character Conclusion		

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

13/01482/OT

# 5113 2 Back Lane, Drighlington, BD11 1LS **SHLAA** conclusions Availability: Suitability: Achievability: Summary of infrastructure provider comments **Highways Agency** Network Status Impact **Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Ecology support Ecology boundary **Education comments** Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England **Planning History** Applications since 1/1/2009, covering more than 50% of the site **App Number Proposal** Decision % of site

W

100

Demolition of two bungalows and outline application for 9

5113	2 Back Lane, Drighlington, BD11 1LS				
13/02914/OT	Demolition of two bungalows and outline application for 6 houses	A	100		
13/00019/OT	Outline application for 9 houses		100		

# Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	
SCH. Afficient Mon.	0.00	

Core	Strategy
00.0	onatogy

Main Urban Area	0.00	% over
Major Settlement	0.00	
Minor Settlement	1.00	
Overlaps Urban Extension	<b>✓</b>	

# **Regeneration Areas**

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

# Other Spatial Relationship

LCC ownership	0.00	
Nearest train station		Morley
Nearest train station distance (	4527.97	
Nearest bus s	4214	
Nearest bus stop distance (m)		35.73

# Agricultural classification Urban

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	$\Box$
Overlaps HSE Major Hazard	$\overline{\Box}$
Overlaps HSE Gas Pipeline	$\overline{\Box}$
Overlaps Pot. Contamination	<b>~</b>
Ourseless Missers In Cofe successful	
Overlaps Minerals Safeguarded	

Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<b>~</b>
Occasions Minerale Cofements	
Overlaps Minerals Safeguarde	ea
Overlaps Minerals Safeguarded 100	m

# 5113 2 Back Lane, Drighlington, BD11 1LS

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	1
Summary of reps	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	]
	d planning permission or existing UDP allocation. Principle of residential development accepted

#### 5117 Timber Tops Forsythia Avenue East Ardsley

Site Details							
Easting	430299	Northing	425464	Site area ha	0.2	SP7	Smaller Settlement Infill
HMCA	CA Outer South West			Ward	Ardsley and	Robin Hood	
Site Characteristics							

Site type   Brownfield
------------------------

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	

_	
Descri	ntion
DESCHI	puon

#### **Greenbelt Assessment - Not Required**

#### 1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?			
Would development result in an isolated development?			
Is the site well connected to the b			
Would development round off the settlement?			
Is there a good existing barrier between the existing urban area and the undeveloped land?			
Unrestricted Sprawl Conclusion			

## 2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?		
Do features provide boundaries to contain the development?		
Coalescence Conclusion		

#### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area		
Does the site provide access to the countryside		
Does the site include local/	national nature conservation areas (SSSIs	
Areas of protected/unprote		
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?		
Does the site contain buildings		
Are these buildings used for agricultural purposes?		
Encroachment Conclusion		

#### 4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?		
Can development preserve this character?		
Character Conclusion		

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

**App Number** 

13/04128/OT

Proposal

Outline application for 8 houses

# 5117 **Timber Tops Forsythia Avenue East Ardsley SHLAA** conclusions Availability: Suitability: Achievability: Summary of infrastructure provider comments **Highways Agency** Network Status Impact **Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Ecology support Ecology boundary **Education comments** Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England **Planning History** Applications since 1/1/2009, covering more than 50% of the site

Decision

Α

% of site

100

5117 Timber Tops Forsythia Avenue East Ardsley					
12/02171/OT	Outline application for 9 houses	R	100		
09/04569/FU	Demolish existing dwelling and garage and erection of 2, three bedroom semi detached houses 3, three bedroom terrace houses and 1 two bedroom terrace house	A	100		

# Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.18	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core	Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	1.00	
Overlaps Urban Extension	<b>✓</b>	

% overlap

# **Regeneration Areas**

Inner South RA	0.00
LB Corridor RA	0.00
EASEL RA	0.00
Aire Valley RA	0.00
West Leeds Gateway	0.00

# Other Spatial Relationship

LCC ownership % 0.13

Nearest train station	Morley
Nearest train station distance (m)	4254.26
Nearest bus stop	241
Nearest bus stop distance (m)	305.73

## Agricultural classification Grade 3

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	$\Box$
Overlaps HSE Major Hazard	$\overline{\Box}$
Overlaps HSE Gas Pipeline	$\overline{\Box}$
Overlaps Pot. Contamination	<b>✓</b>
Overlaps Minerals Safeguarded	

rigincultural diassinication orda	C 3
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	Ī
Overlaps Pot. Contamination	<u></u>
Overlaps Minerals Safeguarded	
Overlaps Minerals Safeguarded 100m	

# 5117 Timber Tops Forsythia Avenue East Ardsley

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
Summary of reps	
Summary of Teps	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
	planning permission or existing UDP allocation. Principle of residential development accepted

#### 5130 Fall Lane, East Ardsley

Site Details								
Easting	430857	Northing	425577	Site area ha		0.2	SP7	Smaller Settlement Infill
HMCA	A Outer South West				Ward	Ardsley and	Robin Hood	

#### **Site Characteristics**

	ita tuna	Croonfield
-	nie type	Greenfield

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	

_	
Descri	ntion
DESCHI	puon

#### **Greenbelt Assessment - Not Required**

#### 1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?		
Would development result in an isolated development?		
Is the site well connected to the built up area?		
Would development round off the settlement?		
Is there a good existing barrier between the existing urban area and the undeveloped land?		
Unrestricted Sprawl Conclusion		

## 2. Prevent neighbouring towns from merging

Would development lead		
Do features provide bound		
Coalescence Conclusion		

#### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary			
Does the site provide acces			
Does the site include local/i	Does the site include local/national nature conservation areas (SSSIs		
Areas of protected/unprote			
Site includes Grade 1, Grad			
Does the site contain buildi			
Are these buildings used for			
Encroachment Conclusion			

#### 4. Preserve the setting and special character of historic towns

Site within/adjacent to	conservation area/listed building/historical features?	
Can development pres		
Character Conclusion		

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

12/00048/FU

New access roads and 38 houses

Availability: Suitability: Achievability:  Summary of infrastructure provider comments  Highways Agency  Impact Network Rail  Network Rail  Vorkshire Water Treatment Works  Environment Agency  Constraints  LCC Ecology support Supported Supported  Ecology boundary  Education comments  Hood Risk  Utilities Gas  Filectric  Fire and Rescue	5130 Fall L	ane, East Ardsley		
Summary of Infrastructure provider comments  Highways Agency Impact   Network Status    Network Rail  Vorkshire Water Treatment Works  Environment Agency Constraints  LCC Ecology support   Supported   Supported Ecology boundary  Education comments  Flood Risk  Utilities Gas  Flood Rescue	SHLAA conclusions			
Highways Agency Impact Network Status  Network Rail  Yorkshire Water Treatment Works  Environment Agency Constraints  LCC Ecology support Supported Supported Ecology boundary  Education comments  Highways Agency  Utilities Gas  Helectric  Telecoms	Availability:	Suitability:		Achievability:
Impact Network Rail  Vorkshire Water Treatment Works  Environment Agency Constraints  Ecciogy support Supported Supported Ecology boundary  Education comments  Flood Risk  Utilities Gas  Electric  Fire and Rescue	Summary of infra	astructure provider comments		
Impact Network Rail  Vorkshire Water Treatment Works  Environment Agency Constraints  Ecciogy support Supported Supported Ecology boundary  Education comments  Flood Risk  Utilities Gas  Electric  Fire and Rescue		1		
Vorkshire Water Treatment Works  Environment Agency Constraints  LCC Ecology support Supported Supported Ecology boundary  Education comments  Flood Risk  Utilities Gas  Electric  Fire and Rescue				
Yorkshire Water Treatment Works  Environment Agency Constraints  LCC Ecology support Supported Ecology boundary  Education comments  Flood Risk  Utilities Gas  Electric  Fire and Rescue	Impact	Network Status		
Yorkshire Water Treatment Works  Environment Agency Constraints  LCC Ecology support Supported Ecology boundary  Education comments  Flood Risk  Utilities Gas  Electric  Fire and Rescue				
Environment Agency  Constraints  LCC  Ecology support Supported  Ecology boundary  Education comments  Flood Risk  Utilities Gas  Electric  Fire and Rescue	Network Rail			
Environment Agency  Constraints  LCC  Ecology support Supported  Ecology boundary  Education comments  Flood Risk  Utilities Gas  Electric  Fire and Rescue				
Environment Agency Constraints  LCC Ecology support Supported Supported Ecology boundary  Education comments  Flood Risk  Utilities Gas  Electric  Fire and Rescue	Yorkshire Water	1		
LCC Ecology support Supported Supported Ecology boundary  Education comments  Flood Risk  Utilities Gas  Electric  Fire and Rescue	Treatment Works			
LCC Ecology support Supported Supported Ecology boundary  Education comments  Flood Risk  Utilities Gas  Electric  Fire and Rescue				
LCC Ecology support Supported Supported Ecology boundary  Education comments  Flood Risk  Utilities Gas  Electric  Fire and Rescue	Environment Agen	CV		
Ecology support Supported  Ecology boundary  Education comments  Hood Risk  Utilities Gas  Electric  Fire and Rescue  Telecoms	Constraints			
Ecology support Supported  Ecology boundary  Education comments  Hood Risk  Utilities Gas  Electric  Fire and Rescue  Telecoms				
Ecology support Supported  Ecology boundary  Education comments  Hood Risk  Utilities Gas  Electric  Fire and Rescue  Telecoms	1.00			
Supported  Ecology boundary  Education comments  Flood Risk  Utilities Gas  Electric  Fire and Rescue		Supported		
Education comments  Flood Risk  Utilities Gas  Electric  Fire and Rescue  Telecoms		Саррына		
Education comments  Flood Risk  Utilities Gas  Electric  Fire and Rescue  Telecoms				
Flood Risk  Utilities Gas  Electric  Fire and Rescue  Telecoms	Ecology boundary			
Flood Risk  Utilities Gas  Electric  Fire and Rescue  Telecoms				
Utilities Gas  Electric  Fire and Rescue  Telecoms	Education comments			
Utilities Gas  Electric  Fire and Rescue  Telecoms				
Electric  Fire and Rescue  Telecoms	Flood Risk			
Electric  Fire and Rescue  Telecoms				
Electric  Fire and Rescue  Telecoms	Utilities	1		
Fire and Rescue Telecoms	Gas			
Fire and Rescue Telecoms				
Telecoms	Electric			
Telecoms				
Telecoms	Fire and Rescue			
	The and Resour			
	Tolocome			
Other	Telecoms			
Other				
	Other			
English Heritage	English Heritage			
Natural England	Natural England			
DI	D	A!'!' 4/4/2000	th 500/ -f th - "	
	Planning History  App Number			0. 5 "

70

# 5130 Fall Lane, East Ardsley 12/02720/FU 35 houses with new access roads A 70

#### Spatial relationships

<b>UDP Designations</b>				
N32 Greenbelt	0.00			
N34 PAS	0.00			
RL1 Rural Land	0.00			
N1 Greenspace	0.00			
N1A Allotments	0.00			
N5 Open Space	0.00			
N6 Playing Pitch	0.00			
N8 Urban Green Corridor	0.00			
CC Shopping Quarter	0.00			
UDP City Centre	0.00			
S2S6 Town Centre	0.00			
Proposed Local Centre	0.00			
Overlaps N37 SLA				
Sch. Ancient Mon.	0.00			

# **Core Strategy**

% overlap

0.00 % overlap	Main Urban Area					
0.00	Major Settlement					
	•					
1.00	Minor Settlement					
	Overlaps Urban Extension					
•						

# **Regeneration Areas**

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

# Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Morley
Nearest train station distance (m)	4641.54
Nearest bus stop	4839
Nearest bus stop distance (m)	55.83

#### Agricultural classification Grade 3

<b>✓</b>

Overlaps Minerals Safeguard	ed
Overlaps Minerals Safeguarded 100	)m

# 5130 Fall Lane, East Ardsley

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	]
ouotamazinty ourinnary	
C	]
Summary of reps	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
	d planning permission or existing UDP allocation. Principle of residential development accepted

#### 5131 Reedsdale Gardens, Gildersome

Site Details							
Easting	423999	Northing	429128	Site area ha	0.4	SP7	Smaller Settlement Infill
HMCA	Outer South	n West			Ward	Morley Nor	th

#### **Site Characteristics**

Site type Greenfield

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	

Description

#### **Greenbelt Assessment - Not Required**

#### 1. Check the unresticted sprawl of large built up areas

Would development lead to/consti		
Would development result in an is		
Is the site well connected to the built up area?		
Would development round off the settlement?		
Is there a good existing barrier between the existing urban area and the undeveloped land?		
Unrestricted Sprawl Conclusion		

#### 2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?				
Do features provide boundaries to contain the development?				
Coalescence Conclusion				

#### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area		
Does the site provide acces		
Does the site include local/		
Areas of protected/unprote		
Site includes Grade 1, Grad		
Does the site contain buildi		
Are these buildings used for agricultural purposes?		
Encroachment Conclusion		

#### 4. Preserve the setting and special character of historic towns

Site within/adjacent to		
Can development preserve this character?		
Character Conclusion		

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

5131 Reed	sdale Gardens, Gildersome		
SHLAA conclusions			
Availability:	Suitability:	Ac	hievability:
Summary of infra	astructure provider comments		
Highways Agency			
Impact	Network Status		
Network Rail			
Yorkshire Water			
Treatment Works			
Environment Agen	су		
Constraints			
LCC			Ţ
Ecology support Supported	Supported		
Ecology boundary			
	7		
Education comments			
	7		
Flood Risk			
Utilities			
Gas			
Electric			
	7		
Fire and Rescue			
Telecoms			
Other			
English Heritage			
Natural England			
Planning History	Applications since 1/1/2009, covering more	than 50% of the site	
App Number	Proposal	Decision	% of site
	-		

#### 5131 Reedsdale Gardens, Gildersome

#### Spatial relationships

UDP Designations		
N32 Greenbelt	0.06	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy	

	_
n Urban Area 0.00	% overlap
or Settlement 0.00	)
or Settlement 1.00	
an Extension	_
_	

# **Regeneration Areas**

Inner South RA	0.00
LB Corridor RA	0.00
EASEL RA	0.00
Aire Valley RA	0.00
West Leeds Gateway	0.00

#### % overlap

# Other Spatial Relationship

LCC ownership %	0.00

Nearest train station		Morley
Nearest train station distance (n	n)	3137.05
Nearest bus sto	4257	
Nearest bus stop distance (n	311.88	

#### Agricultural classification Grade 3

Overlaps SSS	I
Overlaps SEG	I 🗆
Overlaps LNA	A
Overlaps LNF	?
Overlaps Conservation Area	а
Overlaps Listed Building	9 🗌
Overlaps Strat. Employment buffe	r 🔲
Overlaps Public Right of Way	y <b>~</b>
Overlaps SFRA Flood Zone	е
Overlaps EA Flood Zone	е
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	е
Overlaps Pot. Contamination	1 <b>~</b>

Overlaps Minerals Safeguarded
Overlaps Minerals Safeguarded 100m

#### 5131 Reedsdale Gardens, Gildersome

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
Summary of reps	
Summary of reps	
Comments on phasing	
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	

#### Howley Hall Farm, Scotchman Lane, Morley, Leeds, LS27 ONX

Cit. D.1.ii.									
Site Details									
Easting	425359	Northing	425683	Site area ha	0.9	SP7	Other		
HMCA	Outer South	n West			Ward	Morley So	uth		
Site Cha	racteristi	cs							
Site type Greenfield									
On-site land uses - None									
Adjacent land uses - None									
Other land uses - None									
Topograph	ny				Landscape				

Road front

# **Greenbelt Assessment**

Boundaries

Description

#### 1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?					
Would development result in an isolated development?					
Is the site well connected to the built up area?					
Would development round off the settlement?					
Is there a good existing barrier between the existing urban area and the undeveloped land?					
Unrestricted Sprawl Conclusion					

#### 2. Prevent neighbouring towns from merging

Would development lead	i	
Do features provide bound		
Coalescence Conclusion		

#### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary			
Does the site provide acces	s to the countryside		
Does the site include local/	national nature conservation areas (SSSIs		
Areas of protected/unprote			
Site includes Grade 1, Grad			
Does the site contain buildings			
Are these buildings used fo			
Encroachment Conclusion			

Encroachment Conclusion

#### 4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?				
Can development preserve this character?				
Character Conclusion				

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

12/9/00241/MOD

# 5132 Howley Hall Farm, Scotchman Lane, Morley, Leeds, LS27 ONX **SHLAA** conclusions Availability: Achievability: Suitability: Summary of infrastructure provider comments **Highways Agency** Impact Network Status **Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Ecology support Ecology boundary Education comments Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England **Planning History** Applications since 1/1/2009, covering more than 50% of the site % of site **App Number** Proposal Decision

M01

100

Change of use including part demolition and extensions of

farmhouse and outbuildings to 8 houses and detached garages block with green keepers store NON MATERIAL

#### 5132 Howley Hall Farm, Scotchman Lane, Morley, Leeds, LS27 ONX

% overlap

AMENDMENT to 11/04042/FU: Door alteration to window, stonework change, additional rooflights and existing opening blocked up at the Farmhouse; roof positions amended, rooflights added, window added floor levels amended on house 7 and various window and rooflight alterations on the outbuildings 10/04471/FU W Change of use including part demolition and alterations to 51 farm outbuildings and farmhouse, to form 8 houses and erect detached block of 6 garages, with 2 flats over 13/00627/COND Consent, agreement or approval required by conditions 3, 7, 100 8, 9, 10, 11, 15, 20 and 21 of Planning Application 11/04042/FU 13/02392/COND Consent, agreement or approval required by conditions 3, 7, 100 8, 9, 10, 11, 15, 20 and 21 of Planning Application 11/04042/FU 11/04042/FU Change of use including part demolition and extensions of 100 farmhouse and outbuildings to 8 houses and detached garages block with green keepers store

#### Spatial relationships

**UDP Designations** 

N32 Greenbelt	100.00
N34 PAS	0.00
RL1 Rural Land	0.00
N1 Greenspace	0.00
N1A Allotments	0.00
N5 Open Space	0.00
N6 Playing Pitch	0.00
N8 Urban Green Corridor	0.00
CC Shopping Quarter	0.00
UDP City Centre	0.00
S2S6 Town Centre	0.00
Proposed Local Centre	0.00
Overlaps N37 SLA	

Core Strategy	

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>✓</b>	

#### **Regeneration Areas**

0.00	% overlap
0.00	
0.00	
0.00	
0.00	
	0.00 0.00 0.00

#### Other Spatial Relationship

Sch. Ancient Mon.

LCC ownership %	0.00
Nearest train station	Morley
Nearest train station distance (m)	2907.16
Nearest bus stop	6301
Nearest bus stop distance (m)	317.03

Agricultural classification Non-agricultural

0.00

# Howley Hall Farm, Scotchman Lane, Morley, Leeds, LS27 ONX

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	<b>✓</b>
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	$\bar{\Box}$
Overlaps HSE Major Hazard	$\overline{\Box}$
Overlaps HSE Gas Pipeline	Ī
Overlaps Pot. Contamination	<b>✓</b>
Overlaps Minerals Safequard	
'	
Overlaps Minerals Safeguarded 100	m

# Howley Hall Farm, Scotchman Lane, Morley, Leeds, LS27 ONX

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
ouotamaziiti ouminary	
C	
Summary of reps	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
	planning permission or existing UDP allocation. Principle of residential development accepted

#### 5133 Bridge Street Morley

Site Details									
Easting	426576	Northing	427150	Site area ha		0.2	SP7	Major Settlement Infill	
HMCA	Outer South West			Ward	Morley Sou	th			

#### **Site Characteristics**

Site type Brownfield

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	

Description

#### **Greenbelt Assessment - Not Required**

#### 1. Check the unresticted sprawl of large built up areas

Would development lead to/const			
Would development result in an is			
Is the site well connected to the I	ouilt up area?		
Would development round off the			
Is there a good existing barrier between the existing urban area and the undeveloped land?			
Unrestricted Sprawl Conclusion			

#### 2. Prevent neighbouring towns from merging

	Would development lead to physical connection of settlements?		
Do features provide boundaries to contain the development?			
	Coalescence Conclusion		

#### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary		
Does the site provide acces	s to the countryside	
Does the site include local/	national nature conservation areas (SSSIs	
Areas of protected/unprote	cted woodland/trees/hedgerows?	
Site includes Grade 1, Grad		
Does the site contain buildi		
Are these buildings used for agricultural purposes?		
Encroachment Conclusion		

#### 4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?		
Can development preserve this character?		
Character Conclusion		

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

# Outer South West 5133 Bridge Street Morley SHLAA conclusions Availability:

-	•	

HLAA conclusions		
vailability:	Suitability:	Achievability:

Summary of infrastru	acture provider comments	
Highways Agency		
Impact	Network Status	
Network Rail		
Network Raii		
Yorkshire Water		
Treatment Works		
Environment Agency		
Environment Agency Constraints		
CONSTIGNITIES		
LCC		
Ecology support		
Ecology boundary		
33 3		
Education comments		
Flood Risk		
Utilities		
Gas		

Utilities	
Gas	
Electric	
Fire and Rescue	

Telecoms		

Other	
English Heritage	÷
1	

Natural England	

Planning History	anning History Applications since 1/1/2009, covering more than 50% of the site		
App Number	Proposal	Decision	% of site
09/03569/OT	Outline Application for the erection of 12 dwelling houses to vacant land		100

5133	Bridge Street Morley		
09/04475/OT	Outline application to erect 11 houses to vacant site	w	100
13/00556/EX	Extension of time period for planning permission 10/00596/OT outline application to erect 11 houses to vacant site	Α	100
10/9/00283/N	OD Outline application to erect 11 houses to vacant siteNON MATERIAL AMENDMENT: Raise Finished floor levels of Plots 01 and 02. Reposition Garage to Plot 01. Amend drainage layout - Planning Application Number 10/00596/OT	M01	100
14/00003/FU	Three detached care homes to vacant site	Α	100
09/01282/OT	Outline Application for erection of 8 houses and 4 flats to vacant land	Α	100
10/00596/OT	Outline application to erect 11 houses to vacant site	Α	100

#### Spatial relationships

<b>UDP Designations</b>		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	•
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	0.00	% overlap
Major Settlement	1.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>V</b>	
	_	

Regeneration Areas				
0.00	% overlap			
0.00				
0.00				
0.00				
0.00				
	0.00			

# Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Morley
Nearest train station distance (m)	1032.59
Nearest bus stop	2005
Nearest bus stop distance (m)	78.35
Agricultural classification	Urban

# 5133 Bridge Street Morley

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	Ē
Overlaps Strat. Employment buffer	Ī
Overlaps Public Right of Way	[
Overlaps SFRA Flood Zone	Ī
Overlaps EA Flood Zone	Ī
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<b>V</b>
	_
Overlaps Minerals Safeguarde	Ĺ
Overlaps Minerals Safeguarded 100n	1

# 5133 Bridge Street Morley

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 expire	ed planning permission or existing LIDP allocation. Principle of residential development accepted

#### 5137 SOUTH PARADE MORLEY

Easting 426819 Northing 427714 Site area ha 0.2 SP7 Major Settlement Infill	Site Details						
	ment Infill						
HMCA Outer South West Ward Morley South							

#### **Site Characteristics**

Site type Brownfield

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	

Description

#### **Greenbelt Assessment - Not Required**

#### 1. Check the unresticted sprawl of large built up areas

Would development lead to/consti		
Would development result in an is		
Is the site well connected to the b		
Would development round off the		
Is there a good existing barrier be and the undeveloped land?		
Unrestricted Sprawl Conclusion		

#### 2. Prevent neighbouring towns from merging

Would development lead		
Do features provide bound		
Coalescence Conclusion		

#### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary		
Does the site provide acces		
Does the site include local/		
Areas of protected/unprote		
Site includes Grade 1, Grad		
Does the site contain buildings		
Are these buildings used fo		
Encroachment Conclusion		

#### 4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?		
Can development pres		
Character Conclusion		

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

5137	SOUTH PARADE MORLEY	
SHLAA conclu	usions	
Availability:	Suitability:	Achievability:
Summary o	f infrastructure provider comments	
Highways Aç	ionev	
Impact	Network Status	
-	'	
Network Rai		
Yorkshire W	ater	
Treatment Wo	rks	
Environment	Agency	
Constraints		
LCC Ecology suppo	+	
Ecology suppo	t e	
Ecology bound	ary	
3,		
Education com	ments	
	1	
Flood Risk		
Utilities		
Gas		
Electric		
Fire and Rescu	9	
Telecoms		
Other		
English Heritag	е	
Natural Englan	d	
angidii		
D	A I' I' 4 /4 /0000	TO the TOOK of the city

r larming rinstory	Applications of the 17 172000, covering there than 0070 of the other		
App Number	Proposal	Decision	% of site
13/03860/COND	Consent, agreement or approval required by conditions 3, 4, 5, 6, 8, 9, 10, 13, 14, 16, 17 and 18 of Planning Application 13/00164/FU	Α	98

#### **Outer South West** 5137 **SOUTH PARADE MORLEY** 13/00164/FU Block of commercial units (A1 & B1) with 4 flats above, and 98 block of 5 detached houses, car park with 15 spaces. Spatial relationships **UDP Designations Core Strategy** N32 Greenbelt 0.00 % overlap Main Urban Area 0.00 % overlap N34 PAS 0.00 1.00 Major Settlement **RL1 Rural Land** 0.00 0.00 Minor Settlement N1 Greenspace 0.01 Overlaps Urban Extension **~** N1A Allotments 0.00 N5 Open Space 0.00 **Regeneration Areas** 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 Sch. Ancient Mon. 0.00 Other Spatial Relationship LCC ownership % 0.01 Nearest train station Morley Nearest train station distance (m) 418.33 Nearest bus stop 9462 Nearest bus stop distance (m) 142.52 Agricultural classification Urban Overlaps SSSI Overlaps SEGI Overlaps LNA

Overlaps LNR

Overlaps Conservation Area
Overlaps Listed Building

Overlaps Strat. Employment buffer
Overlaps Public Right of Way
Overlaps SFRA Flood Zone
Overlaps EA Flood Zone
Overlaps HSE Major Hazard
Overlaps HSE Gas Pipeline
Overlaps Pot. Contamination
Overlaps Minerals Safeguarded
Overlaps Minerals Safeguarded 100m

#### 5137 SOUTH PARADE MORLEY

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	]
ouotamazinty ourinnary	
C	]
Summary of reps	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
	d planning permission or existing UDP allocation. Principle of residential development accepted

#### 5143 Mushroom Farm Old Lane Drighlington

C:1-	Detail	_
SIT (2)	HETAI	

Easting	423258	Northing	429654	Site area ha	2	SP7	Other Rural Extension
HMCA	Outer South	n West			Ward	Morley Nort	ih

#### **Site Characteristics**

Site type Mixed

On-site land uses

Agriculture

Neighbouring land uses

Agriculture

**Dwellings** 

Other land uses - None

Topograph	/ Flat	Landscape	Limited Tree Cover
Boundaries	Existing well defined	Road front	Yes

Description

Green Belt site. Current agricultural use, small farm located on site. Highway links to site along north west boundary. Additional farm uses and dwellings set to the south east.

#### **Greenbelt Assessment**

#### 1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?		No
Would development result in an isolated development?		Yes
Is the site well connected to the built up area?		No
Would development round off the settlement?		No
Is there a good existing barrier between the existing urban area and the undeveloped land?		No
Unrestricted Sprawl Conclusion	High potential to lead to unrestric	cted sprawl

#### 2. Prevent neighbouring towns from merging

=		
Would development lead to physical connection of settlements?		No
Do features provide boun	daries to contain the development?	Yes
Coalescence Conclusion No merging of settlements		

#### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	Yes
Does the site include local/national nature conservation areas (SSSIs	No
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	Yes
Are these buildings used for agricultural purposes?	Yes

Encroachment Conclusion Site does not perform an important role in safeguarding from encroachment

#### 4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	Yes	
Can development preserve this character?	Yes	
Character Constraints and the second		

Character Conclusion | Marginal effect on the setting & special character, could be mitigated against through appropriate detailed design

#### 5143 Mushroom Farm Old Lane Drighlington

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

The site is separate from the existing Green Belt boundary of Drighlington and as such would be an isolated site in the Green Belt. This could lead to unrestricted urban sprawl and would create an illogical GB boundary.

SHLAA conclusions			
Availability:	Suitability:	Achievability:	
Summary of infrastructu	re provider comments		
LCC Highways Comments			
Public transport accessibility con	nments		Rank (1-5)
Buses OK, fails other standards			3
Access comments			
Access from A58 with widening			3
Local network comments			
ОК			4
Mitigation measures			Total score
widen A58 for ghost island right	turn, may not be viable		10
Highways site support Yes with mitigation			
Contingent on other sites			
Contingent on other sites			
Highways Agency			
Impact	Network Status		
Network Rail			
Yorkshire Water			
Treatment Works			
Environment Agency			
Constraints			
LCC			
Ecology support Supporter	d		
Supported (Green)			

# 5143 Mushroom Farm Old Lane Drighlington Ecology boundary Education comments Flood Risk Utilities Gas Electric Fire and Rescue Other English Heritage Natural England Planning History Applications since 1/1/2009, covering more than 50% of the site

### Spatial relationships

**App Number** 

<b>UDP Designations</b>		
N32 Greenbelt	100.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

**Proposal** 

Core Strategy		
Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>V</b>	

Decision

% of site

Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

#### Other Spatial Relationship

LCC ownership %	0.00
-----------------	------

#### 5143 Mushroom Farm Old Lane Drighlington

Nearest train station		Morley
Nearest train station distance (	Nearest train station distance (m)	
Nearest bus st	top	4871
Nearest bus stop distance (	m)	74.82
Agricultural classificati	ion (	Grade 3
Overlaps SS	SSI	
Overlaps SE	EGI	
Overlaps L	NA	
Overlaps L	NR	
Overlaps Conservation Ar	vation Area	
Overlaps Listed Buildi	ing	<b>✓</b>
Overlaps Strat. Employment buf	fer	
Overlaps Public Right of W	/ay	<b>✓</b>
Overlaps SFRA Flood Zo	one	
Overlaps EA Flood Zo	one	
Overlaps HSE Major Haza	ard	
Overlaps HSE Gas Pipel	line	
Overlaps Pot. Contaminati	ion	<b>✓</b>
Overlaps Minerals Safegu	arde	d
Overlaps Minerals Safeguarded	100r	n 🗌

#### 5143 Mushroom Farm Old Lane Drighlington

Conclusions	
ssues and Options Summary	
he site is separate from the existing Green Belt boundary of Drighlington and as such would be an isolated site in the Green Belt. This card to unrestricted urban sprawl and would create an illogical GB boundary.	ould
ite affects others?	
0	
ustainability summary	
ummary of reps	
omments on phasing	
PP Allocation	
lot proposed as housing allocation	
PP Allocation Conclusion	
Site has been sieved out - not within settlement hierarchy.	

#### 5144 Healey Croft Westerton Road West Ardsley

Site Deta	ails							
Easting	429525	Northing	425505	Site area ha		1.3	SP7	Smaller Settlement Infill
HMCA Outer South West			Ward	Ardsley and	Robin Hood			

#### **Site Characteristics**

Site type Brownfield

On-site land uses

Residential institution

Neighbouring land uses

Dwellings

Agriculture

Other land uses - None

Topography	Flat	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description

Former residential institution within established residential area. Bordered by open agricultural land to the south and south west.

#### **Greenbelt Assessment - Not Required**

#### 1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

#### 2. Prevent neighbouring towns from merging

Would development lead t		
Do features provide bound		
Coalescence Conclusion		

#### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

#### 4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?	
Can development preserve this character?	

Character Conclusion

# Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

#### 5144 Healey Croft Westerton Road West Ardsley

SHLAA conclusions					
Availability:	Suitability:	Achievability:			
Summary of infrastructure provid	er comments				
LCC Highways Comments		Post (4.5)			
Public transport accessibility comments  Meets Core Standards		Rank (1-5)			
Meets Core Standards		<u> </u>			
Access comments					
Access as existing use		5			
Local network comments					
OK given exisitng use and scale of developm	nent	5			
Mitigation measures		Total score			
	- ·	15			
		13			
Highways site support					
Yes					
Contingent on other sites					
Contingent on other sites					
Contingent on other sites					
Highways Agency					
Impact N	etwork Status				
Network Rail					
·					
Yorkshire Water					
Treatment Works					
'					
<b>Environment Agency</b>					
Constraints					
100					
LCC Ecology support Supported					
Supported (Green)					
Ecology boundary					
Education comments					

#### 5144 Healey Croft Westerton Road West Ardsley

Flood Risk

#### Utilities

Gas

Electric

Fire and Rescue

Telecoms

Other

English Heritage

Natural England

#### Planning History Applications since 1/1/2009, covering more than 50% of the site

% overlap

App Number Proposal Decision % of site

#### Spatial relationships

UDP Designations				
N32 Greenbelt	0.06			
N34 PAS	0.00			
RL1 Rural Land	0.00			
N1 Greenspace	0.00			
N1A Allotments	0.00			
N5 Open Space	0.00			
N6 Playing Pitch	0.06			
N8 Urban Green Corridor	0.00			
CC Shopping Quarter	0.00			
UDP City Centre	0.00			
S2S6 Town Centre	0.00			
Proposed Local Centre	0.00			
Overlaps N37 SLA	<b>✓</b>			
Sch. Ancient Mon.	0.00			

# **Core Strategy**

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	1.00	
Overlaps Urban Extension	<b>✓</b>	

#### **Regeneration Areas**

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

#### Other Spatial Relationship

LCC ownership	100.00	
Nearest train station	Morley	
Nearest train station distance	3649.95	
Nearest bus s	4864	
Nearest bus stop distance	(m)	162.10

Agricultural classification Grade 3

#### 5144 Healey Croft Westerton Road West Ardsley

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	ĺ
Overlaps Listed Building	
Overlaps Strat. Employment buffer	Ī
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	[
Overlaps Minerals Safeguarde	d
Overlaps Minerals Safeguarded 100r	n

#### 5144 Healey Croft Westerton Road West Ardsley

Conclusions	
Issues and Options Summary	
Brownfield site within established residential area. Southern and south west boundary of site adjoins the Green Belt. Appropriate boundary treatment required to reinforce GB boundary.	
Site affects others?	
No	
Sustainability summary	
Summary of reps	
Comments on phasing	
DPP Allocation	
Preferred housing allocation	
DPP Allocation Conclusion	_
Brownfield site within established residential area. Southern and south west boundary of site adjoins the Green Belt. Appropriate boundary treatment required to reinforce GB boundary.	

#### 5147 Land at Parkwood Road Beeston

Site Details								
Easting	428712	Northing	429306	Site area ha	0.5		SP7	Main Urban Area Infill
HMCA Outer South West			War	rd	Beeston an	d Holbeck		

#### **Site Characteristics**

Site type Brownfield

On-site land uses

Neighbouring land uses

Dwellings

Outdoor sport facility (golf course)

Other land uses - None

Topography	Sloping	Landscape	Limited Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description

Derelict land which appears to be a former housing clearance site. Brownfield site, now overgrown. The land slopes down towards northern end of site. Located within predominantly residential area with golf course on eastern boundary.

#### **Greenbelt Assessment - Not Required**

#### 1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?			
Would development result in an isolated development?			
Is the site well connected to the built up area?			
Would development round off the settlement?			
Is there a good existing barrier between the existing urban area and the undeveloped land?			
Unrestricted Sprawl Conclusion			

#### 2. Prevent neighbouring towns from merging

_		
Would development lead		
Do features provide bound		
Coalescence Conclusion		

#### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary		
Does the site provide acces	s to the countryside	
Does the site include local/	national nature conservation areas (SSSIs	
Areas of protected/unprote	cted woodland/trees/hedgerows?	
Site includes Grade 1, Grad		
Does the site contain buildi		
Are these buildings used fo		
Encroachment Conclusion		

#### 4. Preserve the setting and special character of historic towns

Can development preserve this character?	Site within/adjacent to conservation area/listed building/historical features?	
	Can development preserve this character?	

Character Conclusion

Land at Parkwood Road Beeston						
Overall Conclus characteristics	ion from assessi of openness and	ment against all 4 pur I permanence	poses of green belt an	nd essential		
SHLAA conclusi	ons					
Availability:		Suitability	y:	Achievability:		
Summary of i	nfrastructure	provider comments	i			
Highways Ager	псу					
Impact No mate	erial impact	Network Status	No objection			
Network Rail						
Yorkshire Wate	2r					
Treatment Works						
Environment A	gency					
Constraints						
LCC	Community					
Ecology support Supported - Gree	Supported n.					
Ecology boundary	1					
Education comme	ents					
Flood Risk Fluvial Flood Risk	x = Low (FZ1). Surf	face water flood risk = Lo	ow.			
Utilities						
Gas						
Electric						
Fire and Rescue						
Telecoms						
Other English Heritage						
Natural England						

#### 5147 Land at Parkwood Road Beeston

App Number	Proposal	Decision	% of site
14/05928/FU	Residential development of 19 dwellings for social rent.		100

#### Spatial relationships

<b>UDP Designations</b>		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	•
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

# Core Strategy

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>✓</b>	

#### **Regeneration Areas**

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

# Other Spatial Relationship

LCC ownership	100.00	
Nearest train station		Cottingley
Nearest train station distance	1532.09	
Nearest bus s	top	7468
Nearest bus stop distance	41.84	
A . II I I .C.		0 1 0

#### Agricultural classification Grade 3

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	$\overline{\Box}$
Overlaps Pot. Contamination	
Overlaps Minerals Safeguarded	

Overlaps Minerals Safeguarded
Overlans Minerals Safeguarded 100m

#### 5147 Land at Parkwood Road Beeston

Conclusions	
Issues and Options Summary	
The site appears to be a former hounew housing would provide a position	using clearance site located within a predominantly residenitlal area. Redevelopment of the site to provide we improvement to the land.
Site affects others?	
Sustainability summary	
Summary of reps	
Comments on phasing	
DPP Allocation	
Preferred housing allocation	
DPP Allocation Conclusion	
The site appears to be a former hou new housing would provide a position	using clearance site located within a predominantly residenitlal area. Redevelopment of the site to provide ve improvement to the land.

#### HLA21045 Green Lane LS11

Site Deta	ails							
Easting	429078	Northing	430239	Site area ha	0.1		SP7	Main Urban Area Infill
HMCA	HMCA Outer South West			Wa	ard	Beeston an	d Holbeck	

#### **Site Characteristics**

Site type Brownfield

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	

Description

#### **Greenbelt Assessment - Not Required**

#### 1. Check the unresticted sprawl of large built up areas

Would development lead to/cons		
Would development result in an i		
Is the site well connected to the		
Would development round off the		
Is there a good existing barrier between the existing urban area and the undeveloped land?		
Unrestricted Sprawl Conclusion		

#### 2. Prevent neighbouring towns from merging

Would development lead		
Do features provide boundaries to contain the development?		
Coalescence Conclusion		

#### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area		
Does the site provide access to the countryside		
Does the site include local/national nature conservation areas (SSSIs		
Areas of protected/unprotected woodland/trees/hedgerows?		
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?		
Does the site contain buildings		
Are these buildings used for agricultural purposes?		
Encroachment Conclusion		

#### 4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?		
Can development preserve this character?		
Character Conclusion		

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

# **Outer South West** HLA21045 Green Lane LS11 SHLAA conclusions Availability: Suitability: Achievability: Summary of infrastructure provider comments Highways Agency Impact Network Status Network Rail Yorkshire Water Treatment Works **Environment Agency** Constraints LCC Ecology support Ecology boundary **Education comments** Flood Risk Utilities

Gas	
Electric	
Fire and Rescue	
Telecoms	

Natural England			

Other

English Heritage

Planning History	Applications since 1/1/2009, covering more than 50% of the site		
App Number	Proposal	Decision	% of site
11/02964/EXT	Extension of time for outline planning application 08/01769/OT for Outline application to erect 8 flats in 1 two-storey block	Α	100

#### HLA21045 Green Lane LS11

#### Spatial relationships

<b>UDP Designations</b>		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core	Strategy
------	----------

_		
0 % overlap	100.00	Main Urban Area
0	0.00	Major Settlement
0	0.00	Minor Settlement
_	<b>V</b>	Overlaps Urban Extension

# **Regeneration Areas**

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

# Other Spatial Relationship

LCC ownership %	0.00

Nearest train station	Cottingley
Nearest train station distance (m)	1702.52
Nearest bus stop	4079
Nearest bus stop distance (m)	232.43

#### Agricultural classification Urban

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	

Overlaps Minerals Safeguarded
Overlans Minerals Safeguarded 100m

#### HLA21045 Green Lane LS11

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
Summary of reps	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
Site with current or recently expired	d planning permission or existing UDP allocation. Principle of residential development accepted

Topography

#### HLA21049 1 Low Moor Terrace, Dewsbury Road, Hunslet, Leeds, LS11 7E

Site Details							
Easting	429682	Northing	430512	Site area ha	0	SP7	Main Urban Area Infill
HMCA	HMCA Outer South West			Ward	Beeston and Holbeck		
0.1 01							
Site Cha	Site Characteristics						
Site type Brownfield							
On-site land uses - None							
Adjacent land uses - None							
Other land	Other land uses - None						

Boundaries	Road front	
Description		-
Description		

Landscape

#### **Greenbelt Assessment - Not Required**

#### 1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?			
Would development result in an isolated development?			
Is the site well connected to the built up area?			
Would development round off the settlement?			
Is there a good existing barrier between the existing urban area and the undeveloped land?			
Unrestricted Sprawl Conclusion			

#### 2. Prevent neighbouring towns from merging

Would development lead		
Do features provide bound		
Coalescence Conclusion		

#### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSI	5
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

# 4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?		
Can development pres		
Character Conclusion		

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

**App Number** 

11/00685/FU

Proposal

to 8 self contained flats

Retrospective application for change of use of terrace house

# HLA21049 1 Low Moor Terrace, Dewsbury Road, Hunslet, Leeds, LS11 7E **SHLAA** conclusions Availability: Suitability: Achievability: Summary of infrastructure provider comments **Highways Agency** Impact Network Status **Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Ecology support Ecology boundary **Education comments** Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England **Planning History** Applications since 1/1/2009, covering more than 50% of the site

Decision

R

% of site

100

HLA21049 1 Low Moor Terrace, Dewsbury Road, Hunslet, Leeds, LS11 7E					
11/02956/FU	Retrospective application for change of use of terrace house to form 3 self contained flats and 2 bedsits	Α	100		
11/05342/COND	Consent, agreement or approval required by conditions 3, 4, 5 and 6 of Planning Application 11/02956/FU	Α	100		

## Spatial relationships

<b>UDP Designations</b>		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	99.98	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	100.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy	

Main Urban Area	100.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>✓</b>	

# Regeneration Areas

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

# Other Spatial Relationship

LCC ownership %	0.04	
Nearest train station	Cottingley	
Nearest train station distance (m)	3 3	
Nearest bus stop	5248	
Nearest bus stop distance (m)	28.56	
Agricultural classification	Urban	
Overlaps SSS		
Overlaps SEG		
Overlaps LNA		
Overlaps LNF		
Overlaps Conservation Area		
Overlaps Listed Building		
Overlaps Strat. Employment buffe		
Overlaps Public Right of Way		
Overlaps SFRA Flood Zone		
Overlaps EA Flood Zone		
Overlaps HSE Major Hazard		
Overlaps HSE Gas Pipeline		
Overlaps Pot. Contamination		

Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m

# HLA21049 1 Low Moor Terrace, Dewsbury Road, Hunslet, Leeds, LS11 7E

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 de	velopment accepted

## **HLA23029 South Queen Street Morley**

Site Deta	ails						
Easting	426543	Northing	427303	Site area ha	0.1	SP7	Major Settlement Infill
HMCA Outer South West Ward Morley South				th			

## **Site Characteristics**

Site type Brownfield

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	

Description

## **Greenbelt Assessment - Not Required**

## 1. Check the unresticted sprawl of large built up areas

Would development lead to/consti		
Would development result in an is		
Is the site well connected to the b	ouilt up area?	
Would development round off the		
Is there a good existing barrier be and the undeveloped land?		
Unrestricted Sprawl Conclusion		

## 2. Prevent neighbouring towns from merging

Would development lead		
Do features provide bound		
Coalescence Conclusion		

## 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary		
Does the site provide acces		
Does the site include local/		
Areas of protected/unprote		
Site includes Grade 1, Grad		
Does the site contain buildings		
Are these buildings used fo		
Encroachment Conclusion		

## 4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?		
Can development pres		
Character Conclusion		

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

HLA23029 South Queen Street Morley					
SHLAA conclusions					
Availability:	Suitability:	Achievability:			
Summary of infr	astructure provider comments				
Highways Agency					
Impact	Network Status				
Network Rail	1				
Network Raii					
Yorkshire Water					
Treatment Works					
Environment Agen	су				
Constraints					
LCC	1				
Ecology support					
	1				
Ecology boundary					
Education comments					
Flood Risk	7				
HOOU KISK					
Utilities					
Gas					
Electric					
Fire and Rescue					
Telecoms					
Other English Haritage					
English Heritage					
Natural England					
	Applications since 1/1/2009, covering more than 50% of the				
App Number	Proposal	Decision % of site			

Α

100

Consent, agreement or approval required by conditions 3 and 12 of Planning Application 10/03753/EXT

11/03518/COND

#### **HLA23029 South Queen Street Morley** 12/9/00162/MOD M01 100 Extension of time period for planning permission 07/03491/FU change of use carrying out alterations and extension of vacant mill building to form 39 flats and 2 houses with 2 garages and 18 car parking spaces NON MATERIAL AMENDMENT to 10/03753/EXT: Repositioning of waste storage facility. Additional sheltering structure to be erected above new storage location 100 10/03753/EXT Extension of time period for planning permission Α 07/03491/FU change of use carrying out alterations and extension of vacant mill building to form 39 flats and 2 houses with 2 garages and 18 car parking spaces

#### Spatial relationships

UDP Designations			
0.00			
0.00			
0.00			
0.00			
0.00			
0.00			
0.00			
0.00			
0.00			
0.00			
1.00			
0.00			
0.00			

## Core Strategy

% overlap

Main Urban Area	0.00	% overlap
Major Settlement	1.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>✓</b>	

## **Regeneration Areas**

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

## Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Morley
Nearest train station distance (m)	907.05
Nearest bus stop	11814
Nearest bus stop distance (m)	101.32

## Agricultural classification Urban

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	<b>✓</b>
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	$\overline{\Box}$
Overlaps HSE Gas Pipeline	$\overline{\Box}$
Overlaps Pot. Contamination	<b>~</b>
<u> </u>	
Overlaps Minerals Safeguarde	d [
Overlaps Minerals Safeguarded 100r	n [

# **HLA23029 South Queen Street Morley**

Conclusions	
ssues and Options Summary	
ite affects others?	
ustainability summary	
ummary of reps	
omments on phasing	
PP Allocation	
dentified housing site	
PP Allocation Conclusion	
ite with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted	

## HLA23037 224 Wakefield Rd Drighlington

Site Details							
Easting	423766	Northing	428304	Site area ha	0.1	SP7	Smaller Settlement Infill
HMCA Outer South West			Ward	Morley Nor	th		

## **Site Characteristics**

Cita tuma	Greenfield
7116 LVD6	(3) 660 (16) (1
Oito typo	O CO III CIA

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	

Description

## **Greenbelt Assessment - Not Required**

## 1. Check the unresticted sprawl of large built up areas

Would development lead to/consti		
Would development result in an is		
Is the site well connected to the b		
Would development round off the		
Is there a good existing barrier between the existing urban area and the undeveloped land?		
Unrestricted Sprawl Conclusion		

## 2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?		
Do features provide boundaries to contain the development?		
Coalescence Conclusion		

## 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area		
Does the site provide acces	s to the countryside	
Does the site include local/	national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?		
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?		
Does the site contain buildings		
Are these buildings used for agricultural purposes?		
Encroachment Conclusion		

## 4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?		
Can development preserve this character?		
Character Conclusion		

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

13/05394/COND

# HLA23037 224 Wakefield Rd Drighlington **SHLAA** conclusions Availability: Suitability: Achievability: Summary of infrastructure provider comments **Highways Agency** Impact Network Status **Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Ecology support Ecology boundary **Education comments** Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England **Planning History** Applications since 1/1/2009, covering more than 50% of the site **App Number** Proposal Decision % of site

Consent, agreement or approval required by condition 11 of

Planning Application 10/05442/FU

Α

99

HLA23037 224 Wakefield Rd Drighlington			
11/05270/COND	Consent, agreement or approval required by conditions 3, 4, 6 and 7 of Planning Application 10/05442/FU	A	99
10/05442/FU	Two semi detached houses and one 3 storey block of 3 flats with car parking	Α	99
10/02633/FU	3 storey block of 6 two bedroom flats	w	100

## Spatial relationships

<b>UDP Designations</b>		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core	Strategy
0010	Juliance

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	1.00	
Overlaps Urban Extension	<b>✓</b>	

# **Regeneration Areas**

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

# Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Morley
Nearest train station distance (m)	3204.24
Nearest bus stop	8417
Nearest bus stop distance (m)	48.15

# Agricultural classification Grade 3

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<b>✓</b>
	ı — _
Overlaps Minerals Safeguarded	L
Overlaps Minerals Safeguarded 100m	

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	$\overline{\Box}$
Overlaps HSE Gas Pipeline	$\overline{\Box}$
Overlaps Pot. Contamination	<b>~</b>
Overland Minerals Safaguarded	
Overlaps Minerals Safeguarded	

# HLA23037 224 Wakefield Rd Drighlington

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
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C	
Summary of reps	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
	planning permission or existing UDP allocation. Principle of residential development accepted

## **HLA23039 Hollow Top Mill Bridge Street Morley**

Site Details							
Easting	426584	Northing	427020	Site area ha	0.1	SP7	Major Settlement Infill
HMCA Outer South West			Ward	Morley Sou	th		

## **Site Characteristics**

Site type Brownfield

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	

Description

## **Greenbelt Assessment - Not Required**

## 1. Check the unresticted sprawl of large built up areas

Would development lead to/consti		
Would development result in an is		
Is the site well connected to the b		
Would development round off the		
Is there a good existing barrier be and the undeveloped land?		
Unrestricted Sprawl Conclusion		

## 2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?				
Do features provide bound				
Coalescence Conclusion				

## 3. Assist in safeguarding the countryside from encroahment

or receive in our egual unity the country of the received in our can interest	
Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	

Encroachment Conclusion

## 4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?				
Can development pres				
Character Conclusion				

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

# **Outer South West HLA23039 Hollow Top Mill Bridge Street Morley** SHLAA conclusions Availability: Suitability: Achievability: Summary of infrastructure provider comments Highways Agency Impact Network Status Network Rail **Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Ecology support Ecology boundary Education comments Flood Risk Utilities Gas Electric

Planning History	Applications since 1/1/2009, covering more than 50% of the s	te	
App Number	Proposal	Decision	% of site
11/00020/FU	Amendment to previous approval 07/04142/FU for	R	100

Amendment to previous approval 07/04142/FU for 11/00020/FU substitution of 4 houses

Fire and Rescue

English Heritage

Natural England

Telecoms

Other

HLA23039 Hollow Top Mill Bridge Street Morley			
10/02153/FU	Amendment to previous approval 07/04142/FU for substitution of 4 houses	Α	100
10/05175/COND	Consent, agreement or approval required by conditions 3, 5, 11, 12, 13, 14, 15, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26 and 27 of Planning Application 10/02153/FU	SPL	100
10/9/00097/MOD	Demolition of mill and workshop, change of use of offices to 4 one bedroom flats and erection of 9 three bedroom housesNON MATERIAL AMENDMENT: Modifications to window positions room layouts.	M04	100

## Spatial relationships

**UDP Designations** 

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	

S2S6 Town Centre

Proposed Local Centre Overlaps N37 SLA Sch. Ancient Mon.

# **Core Strategy**

Main Urban Area	0.00
Major Settlement	1.00
Minor Settlement	0.00
Overlaps Urban Extension	<b>✓</b>

% overlap

# **Regeneration Areas**

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

# Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Morley
Nearest train station distance (m)	1151.50
Nearest bus stop	2005
Nearest bus stop distance (m)	51.80

0.00

0.00

0.00

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	

Overlaps Minerals Safeguarded
Overlaps Minerals Safeguarded 100m
Overlaps Millerais Sareguarded Toom

riodiost bus stop	2000
Nearest bus stop distance (m)	51.80
Agricultural classification	Urban
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	
Overlaps Minerals Safeguard	led
Overlaps Minerals Safeguarded 100	Om

# **HLA23039 Hollow Top Mill Bridge Street Morley**

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
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C	
Summary of reps	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
	planning permission or existing UDP allocation. Principle of residential development accepted

## **HLA23041 Land Adj To 5 King Street Morley**

Site Details							
Easting	426468	Northing	427277	Site area ha	0.1	SP7	Major Settlement Infill
HMCA	Outer South	n West			Ward	Morley Sou	th

#### **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	

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Descri	ntion
DESCHI	puon

## **Greenbelt Assessment - Not Required**

## 1. Check the unresticted sprawl of large built up areas

Would development lead to/consti		
Would development result in an is		
Is the site well connected to the b	ouilt up area?	
Would development round off the		
Is there a good existing barrier be and the undeveloped land?		
Unrestricted Sprawl Conclusion		

## 2. Prevent neighbouring towns from merging

Would development lead	to physical connection of settlements?	
Do features provide bound		
Coalescence Conclusion		

## 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary	between site and urban area	
Does the site provide acces		
Does the site include local/		
Areas of protected/unprote		
Site includes Grade 1, Grad		
Does the site contain buildings		
Are these buildings used fo		
Encroachment Conclusion		

## 4. Preserve the setting and special character of historic towns

Site within/adjacent to	conservation area/listed building/historical features?	
Can development pres	erve this character?	
Character Conclusion		

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

# **HLA23041 Land Adj To 5 King Street Morley SHLAA** conclusions Availability: Suitability: Achievability: Summary of infrastructure provider comments Highways Agency Impact Network Status Network Rail **Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Ecology support Ecology boundary Education comments Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England **Planning History** Applications since 1/1/2009, covering more than 50% of the site

r larining rilatory			
App Number	Proposal	Decision	% of site
12/9/00042/MOD	Erection of 1 three storey block of 2 three bedroom and 4, two bedroom flats and 1 two storey block of 3 two bedroom flats with car parking to vacant site NON MATERIAL	M01	100

HLA23041 Land Adj To 5 King Street Morley				
	AMENDMENT to 08/06591/FU: Increase in building height by 150mm			
14/03667/COND	Consent, agreement or approval required by conditions 3, 4, 5, 7, 8, 10, 11, 17 and 19 of Planning Application 12/04641/EXT	Α	100	
12/04641/EXT	Extension of time period for planning application 08/06591/FU for the erection of 1 three storey block of 2 three bedroom and 4, two bedroom flats and 1 two storey block of 3 two bedroom flats with car parking to vacant site	Α	100	

# Spatial relationships

<b>UDP Designation</b>
------------------------

N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

# **Core Strategy**

Main Urban Area	0.00	% overlap
Major Settlement	1.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>✓</b>	

# **Regeneration Areas**

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

# Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Morley
Nearest train station distance (m)	966.69
Nearest bus stop	14408
Nearest bus stop distance (m)	62.07

#### Agricultural classification Urban

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	<b>✓</b>
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	$\overline{\Box}$
Overlaps HSE Major Hazard	$\overline{\Box}$
Overlaps HSE Gas Pipeline	$\overline{\Box}$
Overlaps Pot. Contamination	<b>✓</b>
Overlans Minerals Safeguarded	ı — ,

Overlaps Minerals Safeguarded
Overlaps Minerals Safeguarded 100m

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Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	<b>✓</b>
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	$\overline{\Box}$
Overlaps Pot. Contamination	<b>✓</b>
Overlaps Minerals Safeguarde	d

# HLA23041 Land Adj To 5 King Street Morley

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 de	velopment accepted

## HLA23041 Chapel Hill, Morley LS27 9JH

Site Details								
Easting	426403	Northing	428202	Site area ha	0.1	SP7	Major Settlement Infill	
HMCA Outer South West			Ward	Morley Nor	th			

## **Site Characteristics**

Site type Brownfield

On-site land uses - None

Adjacent land uses - None

Other land uses - None

Topography	Landscape	
Boundaries	Road front	

Description

## **Greenbelt Assessment - Not Required**

## 1. Check the unresticted sprawl of large built up areas

Would development lead to/consti	itue ribbon development?	
Would development result in an is	solated development?	
Is the site well connected to the b	ouilt up area?	
Would development round off the	settlement?	
Is there a good existing barrier be and the undeveloped land?	etween the existing urban area	
Unrestricted Sprawl Conclusion		

## 2. Prevent neighbouring towns from merging

Would development lead	to physical connection of settlements?	
Do features provide bound	daries to contain the development?	
Coalescence Conclusion		

## 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary	between site and urban area	
Does the site provide acces	s to the countryside	
Does the site include local/	national nature conservation areas (SSSIs	
Areas of protected/unprote	cted woodland/trees/hedgerows?	
Site includes Grade 1, Grad	e 2 or Grade 3a agricultural land?	
Does the site contain buildi	ngs	
Are these buildings used fo	r agricultural purposes?	
Encroachment Conclusion		

## 4. Preserve the setting and special character of historic towns

Site within/adjacent to	conservation area/listed building/historical features?	
Can development pres	erve this character?	
Character Conclusion		

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

**App Number** 

11/01171/COND

Proposal

Consent, agreement or approval required by conditions 5

and 11 of Planning Application 09/04610/FU

# HLA23041 Chapel Hill, Morley LS27 9JH **SHLAA** conclusions Availability: Achievability: Suitability: Summary of infrastructure provider comments **Highways Agency** Impact Network Status **Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Ecology support Ecology boundary **Education comments** Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England **Planning History** Applications since 1/1/2009, covering more than 50% of the site

Decision

Α

% of site

100

HLA23041 Chap	pel Hill, Morley LS27 9JH		
10/02868/COND	Consent, agreement or approval required by conditions 5, 6, 11, 13 and 16 of Planning Application 09/04610/FU	SPL	100
11/02617/COND	Consent, agreement or approval required by condition 4 of Planning Application 09/04610/FU	Α	100
10/04311/COND	Consent, agreement or approval required by condition 3 of Planning Application 09/04610/FU	Α	100
11/03463/COND	Consent, agreement or approval required by condition 18 of Planning Application 09/04610/FU	Α	100
10/01571/COND	Consent, agreement or approval required by condition 17 of Planning Application 09/04610/FU	Α	100
09/04610/FU	Demolition of retail and residential buildings and erect part 5 and part 6 storey block of 22 two bedroom flats with car parking	Α	100
12/01860/COND	Consent, agreement or approval required by condition 8 of Planning Application 09/04610/FU	Α	100
11/04305/COND	Consent, agreement or approval required by condition 16 of Planning Application 09/04610/FU	Α	100

## Spatial relationships

<b>UDP Designations</b>		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	•
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	1.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

|--|

Main Urban Area	0.00	% overlap
Major Settlement	1.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>✓</b>	

# **Regeneration Areas**

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

# Other Spatial Relationship

LCC ownership %	99.96
Nearest train station	Morley
Nearest train station distance (m)	569.27
Nearest bus stop	1028
Nearest bus stop distance (m)	120.76
Agricultural classification	Urban

# HLA23041 Chapel Hill, Morley LS27 9JH

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
verlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	•
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Overlaps Minerals Safeguarde	d
verlaps Minerals Safeguarded 100	n

# HLA23041 Chapel Hill, Morley LS27 9JH

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
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C	
Summary of reps	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
	planning permission or existing UDP allocation. Principle of residential development accepted

## HLA23042 Commercial Street, Morley, Leeds, LS27 8HX

Site Details							
Easting	426407	Northing	427926	Site area ha	0	SP7	Major Settlement Infill
HMCA	HMCA Outer South West Ward Morley South						
Site Characteristics Site type Brownfield							
On-site land uses - None							
Adjacent land uses - None							

Other land uses - None

Topography	Landscape	
Boundaries	Road front	

Description			

## **Greenbelt Assessment - Not Required**

## 1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?		
Would development result in an isolated development?		
Is the site well connected to the built up area?		
Would development round off the settlement?		
Is there a good existing barrier between the existing urban area and the undeveloped land?		
Unrestricted Sprawl Conclusion		

## 2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?			
	Do features provide bound		
	Coalescence Conclusion		

## 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	1	
Does the site provide access to the countryside		
Does the site include local/national nature conservation areas (SSSIs		
Areas of protected/unprotected woodland/trees/hedgerows?		
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?		
Does the site contain buildings		
Are these buildings used for agricultural purposes?		
Encroachment Conclusion		

# 4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?		
Can development preserve this character?		
Character Conclusion		

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence	

10/03994/FU

and access

# HLA23042 Commercial Street, Morley, Leeds, LS27 8HX **SHLAA** conclusions Availability: Suitability: Achievability: Summary of infrastructure provider comments **Highways Agency** Impact Network Status **Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Ecology support Ecology boundary **Education comments** Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England **Planning History** Applications since 1/1/2009, covering more than 50% of the site **App Number Proposal** Decision % of site

Two storey block of 6 one bedroom flats, associated parking

Α

100

HLA23042 Commercial Street, Morley, Leeds, LS27 8HX				
10/04601/CA	Conservation Area Application for demolition of single storey building	A	100	
11/03296/COND	Consent, agreement or approval required by conditions 3, 4, 5, 6 and 10 of Planning Application 10/03994/FU	Α	100	

## Spatial relationships

<b>UDP Designations</b>		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	1.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy	
Main Huban Anaa	0.00

Main Urban Area	0.00	% overlap
Major Settlement	1.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>✓</b>	

Regeneration Areas
--------------------

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

# Other Spatial Relationship

LCC ownership %	0.00
Negroot train station	Morloy
Nearest train station	Morley
Nearest train station distance (m)	586.67
Nearest bus stop	3565
Nearest bus stop distance (m)	87.87

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	<b>✓</b>
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	
Overlaps Minerals Safeguarded	1 _

Agricultural classification	Urban
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	<b>✓</b>
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	
Overlaps Minerals Safeguard	ed
Overlaps Minerals Safeguarded 100	

# HLA23042 Commercial Street, Morley, Leeds, LS27 8HX

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 de	velopment accepted

## HLA23042 Kennedys Mill, Albert Road, Morley, Leeds, LS27 8PF

Site Details							
Easting	426991	Northing	428006	Site area ha	0.1	SP7	Major Settlement Infill
HMCA	Outer South	n West			Ward	Morley Sou	uth
Site Characteristics  Site type Brownfield  On-site land uses - None  Adjacent land uses - None  Other land uses - None							
Topograph	у				Landscape		
Boundarie	s				Road front		

## **Greenbelt Assessment - Not Required**

Description

## 1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?		
Would development result in an isolated development?		
Is the site well connected to the built up area?		
Would development round off the settlement?		
Is there a good existing barrier between the existing urban area and the undeveloped land?		
Unrestricted Sprawl Conclusion		

## 2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?		
Do features provide boundaries to contain the development?		
Coalescence Conclusion		

## 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

Encroachment Conclusion

## 4. Preserve the setting and special character of historic towns

Site within/adjacent to	conservation area/listed building/historical features?	
Can development preserve this character?		
Character Conclusion		

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence

09/03082/FU

5 town houses and demolition of existing mill buildings

# HLA23042 Kennedys Mill, Albert Road, Morley, Leeds, LS27 8PF **SHLAA** conclusions Availability: Suitability: Achievability: Summary of infrastructure provider comments **Highways Agency** Impact Network Status **Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Ecology support Ecology boundary **Education comments** Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England **Planning History** Applications since 1/1/2009, covering more than 50% of the site **App Number Proposal** Decision % of site

99

## HLA23042 Kennedys Mill, Albert Road, Morley, Leeds, LS27 8PF

## Spatial relationships

<b>UDP Designations</b>		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy	

Main Urban Area	0.00	% overlap
Major Settlement	1.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>✓</b>	

% overlap

# **Regeneration Areas**

Inner South RA	0.00
LB Corridor RA	0.00
EASEL RA	0.00
Aire Valley RA	0.00
West Leeds Gateway	0.00

# Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Morley
Nearest train station distance (m)	103.32
Nearest bus stop	1740
Nearest bus stop distance (m)	83.69

## Agricultural classification Urban

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<b>✓</b>
Overlaps Minerals Safeguarde	ed
Overlaps Minerals Safeguarded 100	m 🗸

Overlaps Minerals Safeguarded
Overlaps Minerals Safeguarded 100m

# HLA23042 Kennedys Mill, Albert Road, Morley, Leeds, LS27 8PF

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
Summary of reps	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
	d planning permission or existing UDP allocation. Principle of residential development accepted

## HLA23042 Former Peel Court Residential Home, 84 Peel Street, Morley, Leeds

Site Details								
Easting	426912	Northing	427846	Site area ha	0.1	SP7	Major Settlement Infill	
HMCA	Outer South	n West			Ward	Morley Sou	uth	
Site Cha	racteristic	cs						
Site type	Brownfield							
On-site land uses - None								
Adjacent land uses - None								
Other land uses - None								
Topograph	ny				Landscape			
Boundarie	S				Road front			
Description								

## **Greenbelt Assessment - Not Required**

## 1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?		
Would development result in an isolated development?		
Is the site well connected to the built up area?		
Would development round off the settlement?		
Is there a good existing barrier between the existing urban area and the undeveloped land?		
Unrestricted Sprawl Conclusion		

## 2. Prevent neighbouring towns from merging

Would development lead	to physical connection of settlements?	i
Do features provide boundaries to contain the development?		
Coalescence Conclusion		

## 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary		
Does the site provide acces	s to the countryside	
Does the site include local/	national nature conservation areas (SSSIs	
Areas of protected/unprote		
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?		
Does the site contain buildings		
Are these buildings used for agricultural purposes?		
Encroachment Conclusion		

Encroachment Conclusion

## 4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?		
Can development preserve this character?		
Character Conclusion		

Overall Conclusion from assessment against all 4 purposes of green belt and essential characteristics of openness and permanence  $\frac{1}{2}$ 

11/00901/FU

# HLA23042 Former Peel Court Residential Home, 84 Peel Street, Morley, Leeds **SHLAA** conclusions Availability: Achievability: Suitability: Summary of infrastructure provider comments **Highways Agency** Impact Network Status **Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Ecology support Ecology boundary **Education comments** Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England **Planning History** Applications since 1/1/2009, covering more than 50% of the site **App Number** Proposal Decision % of site

Change of use of health care building to form eight flats and

one attached house

Α

100

# HLA23042 Former Peel Court Residential Home, 84 Peel Street, Morley, Leeds Consent, agreement or approval required by 3, 5 and 8 of Planning Application 11/00901/FU $\,$ 100 14/00389/COND

## Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

|--|

Main Urban Area	0.00	% overla
Major Settlement	1.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<b>✓</b>	

# **Regeneration Areas**

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

# Other Spatial Relationship

LCC ownership %	6 0.00
Nearest train station	Morley
Nearest train station distance (m	) 265.88
Nearest bus sto	7640
Nearest bus stop distance (m	) 104.63

## Agricultural classification Urban

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<b>~</b>

Overlaps Minerals Safegua	rded
Overlaps Minerals Safeguarded 1	00m

<u> </u>

# HLA23042 Former Peel Court Residential Home, 84 Peel Street, Morley, Leeds

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
Summary of reps	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
Site with current or recently expire	d planning permission or existing UDP allocation. Principle of residential development accepted

#### HLA23043 Land At Junction Of St Pauls Street, South Queen, Street, Morley, Leeds

Site Details							
Easting	426568	Northing	427371	Site area ha	0.1	SP7	Major Settlement Infill
HMCA	Outer South	n West			Ward	Morley Sou	uth
Site Cha	racteristic	cs					
Site type	Brownfield						
On-site land uses - None							
Adjacent la	nd uses - No	one					
Other land uses - None							
Topograph	ny				Landscape		
Boundarie	es .				Road front		

#### **Greenbelt Assessment - Not Required**

Description

#### 1. Check the unresticted sprawl of large built up areas

Would development lead to/consti	itue ribbon development?	
Would development result in an is	solated development?	
Is the site well connected to the b	ouilt up area?	
Would development round off the settlement?		
Is there a good existing barrier between the existing urban area and the undeveloped land?		
Unrestricted Sprawl Conclusion		

#### 2. Prevent neighbouring towns from merging

Would development lead	i	
Do features provide boundaries to contain the development?		
Coalescence Conclusion		

#### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSI	5
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

### 4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?		
Can development preserve this character?		
Character Conclusion		

11/03379/FU

Five houses and two flats

# HLA23043 Land At Junction Of St Pauls Street, South Queen, Street, Morley, Leeds **SHLAA** conclusions Availability: Suitability: Achievability: Summary of infrastructure provider comments **Highways Agency** Network Status Impact **Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Ecology support Ecology boundary **Education comments** Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England **Planning History** Applications since 1/1/2009, covering more than 50% of the site % of site **App Number Proposal** Decision

Α

100

# HLA23043 Land At Junction Of St Pauls Street, South Queen, Street, Morley, Leeds 11/01179/FU Five houses and two flats W 100

#### Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	1.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

# **Core Strategy**

00 % overlap	0.00	Main Urban Area
00	1.00	Major Settlement
-0	1.00	
00	0.00	Minor Settlement
	<b>✓</b>	Overlaps Urban Extension

#### **Regeneration Areas**

Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	

### Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Morley
Nearest train station distance (m)	835.58
Nearest bus stop	11814
Nearest bus stop distance (m)	42.25

#### Agricultural classification Urban

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	•
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	•
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	1
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	- ]
Overlaps Pot. Contamination	•
Overlaps Minerals Safeguarded	Г

Overlaps Minerals Safeguarded
Overlaps Minerals Safeguarded 100m

### HLA23043 Land At Junction Of St Pauls Street, South Queen, Street, Morley, Leeds

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
Summary of reps	
Comments on phasing	_
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
Site with current or recently expired planning permission or existing UDP allocation. Principle of residential development accepted	

Boundaries

Description

#### HLA23042 BRAMLEY HOUSE, REAR OF 31/93 BRADFORD ROAD

Site Details								
Easting	430109	Northing	425082	Site area ha	0.1	SP7 Smaller Settlement Infill		
HMCA	Outer South	n West			Ward	Ardsley an	nd Robin Hood	
Site Characteristics Site type Brownfield								
On-site land uses - None								
Adjacent land uses - None								
Other land uses - None								
Topography Landscape								

Road front

#### **Greenbelt Assessment - Not Required**

#### 1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

#### 2. Prevent neighbouring towns from merging

Would development lead	
Do features provide bound	
Coalescence Conclusion	

#### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary	between site and urban area	
Does the site provide acces		
Does the site include local/	national nature conservation areas (SSSIs	
Areas of protected/unprote		
Site includes Grade 1, Grad		
Does the site contain buildi		
Are these buildings used fo		
Encroachment Conclusion		

Encroachment Conclusion

#### 4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?				
Can development preserve this character?				
Character Conclusion				

# HLA23042 BRAMLEY HOUSE, REAR OF 31/93 BRADFORD ROAD **SHLAA** conclusions Availability: Suitability: Achievability: Summary of infrastructure provider comments **Highways Agency** Impact Network Status **Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Ecology support Ecology boundary Education comments Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England **Planning History** Applications since 1/1/2009, covering more than 50% of the site

r lanning rinstory	Applications since 1/1/2000, develing more than 00/0 of the site			
App Number	Proposal	Decision	% of site	
13/04333/FU	Change of use involving part demolition and 2 storey and single storey extensions to vacant offices to form 4 flats and 1 bungalow and erect 2 flats in a two storey block, with car	Α	100	

HLA23042 BRAMLEY HOUSE, REAR OF 31/93 BRADFORD ROAD					
	parking				
10/02161/FU	Change of use involving part demolition and 2 storey extension to vacant offices, to form 4 flats and erect 2 flats in a two storey block, with car parking.	Α	100		

#### Spatial relationships

<b>UDP Designations</b>		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy		
Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	1.00	
Overlaps Urban Extension	<b>✓</b>	

**~** 

Regeneration Areas		
Inner South RA	0.00	% overlap
LB Corridor RA	0.00	
EASEL RA	0.00	
Aire Valley RA	0.00	
West Leeds Gateway	0.00	
West Leeds Gateway	0.00	

# Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Morley
Nearest train station distance (m)	4362.63
Nearest bus stop	171
Nearest bus stop distance (m)	39.39
Agricultural classification	Grade 3
Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<b>✓</b>
Overlaps Minerals Safeguard	ed
Overlaps Minerals Safeguarded 100	)m

#### HLA23042 BRAMLEY HOUSE, REAR OF 31/93 BRADFORD ROAD

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 de	velopment accepted

#### HLA23042 THE FORMER SYCAMORE PUBLIC HOUSE, HIGH STREET, MORLEY, LEEDS

Site Details							
Easting	426601	Northing	427361	Site area ha	0.1	SP7	Major Settlement Infill
HMCA	Outer South	n West		l	Ward	Morley Sou	uth
Site Cha	racteristic	cs					
Site type	Brownfield						
On-site land	d uses - Non	ie					
Adjacent la	nd uses - No	one					
Other land	uses - None						
Topography Landscape							
Boundaries Ro					Road front		
Description	Description						

#### **Greenbelt Assessment - Not Required**

#### 1. Check the unresticted sprawl of large built up areas

Other and a control and the description of the control and the	
Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

#### 2. Prevent neighbouring towns from merging

Would development lead		
Do features provide bound		
Coalescence Conclusion		

#### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

Encroachment Conclusion

#### 4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?				
Can development pres				
Character Conclusion				

10/03649/FU

# HLA23042 THE FORMER SYCAMORE PUBLIC HOUSE, HIGH STREET, MORLEY, LEEDS **SHLAA** conclusions Availability: Achievability: Suitability: Summary of infrastructure provider comments **Highways Agency** Impact Network Status **Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Ecology support Ecology boundary **Education comments** Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England **Planning History** Applications since 1/1/2009, covering more than 50% of the site **App Number Proposal** Decision % of site

Α

100

Change of use and alterations of public house to 6 one

bedroom flats

HLA23042 THE FO	RMER	SYCAN	ORE PUBL	IC HOUSE, HIGH STREET,	MORLEY	, LEEDS
0/02433/FU	Change house	e of use of	f public house	to five bedroom dwelling	Α	74
Spatial relationships	i					
UDP Designatio	ns			Core Strategy		
N32 Greei	nbelt	0.00	% overlap	Main Urban Area	0.00	% overlap
	PAS	0.00	7.5.5.1.5.1.5	Major Settlement	1.00	
RL1 Rural	Land	0.00		Minor Settlement	0.00	
N1 Greens	pace	0.00		Overlaps Urban Extension	<b>✓</b>	
N1A Allotm	nents	0.00		•	V	
N5 Open S	pace	0.00		<b>5</b>		
N6 Playing	Pitch	0.00		Regeneration Areas		
N8 Urban Green Cor	ridor	0.00		Inner South RA	0.00	% overlap
CC Shopping Qu	arter	0.00		LB Corridor RA	0.00	
UDP City Ce	entre	0.00		EASEL RA	0.00	
S2S6 Town Ce		1.00		Aire Valley RA	0.00	
Proposed Local Co		0.00		West Leeds Gateway	0.00	
Overlaps N37	' SLA					
Sch. Ancient I	Mon.	0.00				
Other Cretical D	.l.#:.		1			
Other Spatial Re	егатто	nsnip				
LCC (	ownersh	nip %	0.00			
Nearest trai	in statio	n	Morley			
Nearest train station	distance	e (m)	828.90			
Nea	rest bus	stop	1907			
Nearest bus stop	distance	e (m)	55.23			
Agricultural	classific	ation Urb	an			
	Overlaps	1222				
	verlaps					
	Overlaps	SINA				
	Overlaps	SINR				
Overlaps Conse		Area				
Overlaps Li		ilding				
Overlaps Strat. Emplo		ouffer				
Overlaps Public		f Way				
Overlaps SFR		Zone				
Overlaps E		Zone				
Overlaps HSE I		azard				
Overlaps HSE	Gas Pip	peline				
Overlaps Pot. Co	ontamin	nation				

Overlaps Strat. Employment buffer Overlaps Public Right of Way Overlaps SFRA Flood Zone Overlaps EA Flood Zone Overlaps HSE Major Hazard Overlaps HSE Gas Pipeline Overlaps Pot. Contamination Overlaps Minerals Safeguarded Overlaps Minerals Safeguarded 100m

#### HLA23042 THE FORMER SYCAMORE PUBLIC HOUSE, HIGH STREET, MORLEY, LEEDS

Conclusions	
Issues and Options Summary	
Site affects others?	
Sustainability summary	
Summary of reps	
Comments on phasing	
DPP Allocation	
Identified housing site	
DPP Allocation Conclusion	
	d planning permission or existing UDP allocation. Principle of residential development accepted

Topography

#### HLA23042 7 & 9 HAIGH MOOR ROAD, WEST ARDSLEY, WF3 1ED

Site Details							
Easting	428704	Northing	425265	Site area ha	0.2	SP7	Smaller Settlement Infill
HMCA	Outer Sout	n West			Ward	Ardsley and	d Robin Hood
Site Cha	Site Characteristics						
Site type	Site type Brownfield						
On-site land uses - None							
Adjacent land uses - None							
Other land	Other land uses - None						

Boundaries	Road front	
Description		

Landscape

# **Greenbelt Assessment - Not Required**

1. Check the unresticted sprawl of large built up areas				
Would development lead to/constitue ribbon development?				
Would development result in an isolated development?				
Is the site well connected to the built up area?				
Would development round off the settlement?				
Is there a good existing barrier between the existing urban area and the undeveloped land?				

Unrestricted Sprawl Conclusion

### 2. Prevent neighbouring towns from merging

Would development lead		
Do features provide bound		
Coalescence Conclusion		

#### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary					
Does the site provide acces					
Does the site include local/i					
Areas of protected/unprote					
Site includes Grade 1, Grad					
Does the site contain buildings					
Are these buildings used for					
Encroachment Conclusion					

4. Preserve the setting and special character of historic towns

Site within/adjacent to conservation area/listed building/historical features?				
Can development pres				
Character Conclusion				

# HLA23042 7 & 9 HAIGH MOOR ROAD, WEST ARDSLEY, WF3 1ED **SHLAA** conclusions Availability: Suitability: Achievability: Summary of infrastructure provider comments **Highways Agency** Impact Network Status **Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Ecology support Ecology boundary Education comments Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England

Planning History			
App Number	Proposal	Decision	% of site
09/04975/FU	Demolition of 2 houses, laying out of access and erection of 5 houses	R	100

HLA23042 7 & 9 HAIGH MOOR ROAD, WEST ARDSLEY, WF3 1ED					
09/01725/FU	Demolition of 2 houses, laying out of access and erection of 6 houses, with car parking	R	100		

#### Spatial relationships

UDP Designations		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Core Strategy	

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	1.00	
Overlaps Urban Extension	<b>~</b>	

$D \wedge \sim$		ntion	Arosc
Reu	ener	auon	Areas

	Inner South RA	0.00	% overlap
	LB Corridor RA	0.00	
Ī	EASEL RA	0.00	
	Aire Valley RA	0.00	
	West Leeds Gateway	0.00	

## Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	Morley
Nearest train station distance (m)	3331.69
Nearest bus stop	3329
Nearest bus stop distance (m)	67.13
Agricultural classification	Grade 3

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	
Overlaps HSE Gas Pipeline	
Overlaps Pot. Contamination	<b>V</b>
Overlans Minerals Safeguarded	 ]

Overlaps Minerals Safeguarded 100m

#### HLA23042 7 & 9 HAIGH MOOR ROAD, WEST ARDSLEY, WF3 1ED

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 de	velopment accepted

#### HLA23043 Land Adjacent 10 Woollin Avenue West Ardsley WF3 1EX

Site Details								
Easting	428112	Northing	424442	Site area ha	0.1	SP7	Smaller Settlement Infill	
HMCA	Outer South	n West			Ward			
	racteristic	cs						
Site type	Greenfield							
On-site lan	d uses - Non	ie						
Adjacent la	ind uses - No	one						
Other land uses - None								
Topograph	ny				Landscape			
Boundarie	es				Road front			

#### **Greenbelt Assessment - Not Required**

Description

#### 1. Check the unresticted sprawl of large built up areas

Would development lead to/constitue ribbon development?	
Would development result in an isolated development?	
Is the site well connected to the built up area?	
Would development round off the settlement?	
Is there a good existing barrier between the existing urban area and the undeveloped land?	
Unrestricted Sprawl Conclusion	

#### 2. Prevent neighbouring towns from merging

Would development lead	to physical connection of settlements?	
Do features provide boundaries to contain the development?		
Coalescence Conclusion		

#### 3. Assist in safeguarding the countryside from encroahment

Strong defensible boundary between site and urban area	
Does the site provide access to the countryside	
Does the site include local/national nature conservation areas (SSSIs	
Areas of protected/unprotected woodland/trees/hedgerows?	
Site includes Grade 1, Grade 2 or Grade 3a agricultural land?	
Does the site contain buildings	
Are these buildings used for agricultural purposes?	
Encroachment Conclusion	

Encroachment Conclusion

#### 4. Preserve the setting and special character of historic towns

Site within/adjacent to	conservation area/listed building/historical features?	
Can development pres	erve this character?	
Character Conclusion		

# HLA23043 Land Adjacent 10 Woollin Avenue West Ardsley WF3 1EX **SHLAA** conclusions Availability: Suitability: Achievability: Summary of infrastructure provider comments **Highways Agency** Network Status Impact **Network Rail Yorkshire Water** Treatment Works **Environment Agency** Constraints LCC Ecology support Ecology boundary **Education comments** Flood Risk Utilities Gas Electric Fire and Rescue Telecoms Other English Heritage Natural England **Planning History** Applications since 1/1/2009, covering more than 50% of the site **App Number Proposal** Decision % of site

#### HLA23043 Land Adjacent 10 Woollin Avenue West Ardsley WF3 1EX

#### Spatial relationships

<b>UDP Designations</b>		
N32 Greenbelt	0.00	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Overlaps N37 SLA		
Sch. Ancient Mon.	0.00	

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension		

% overlap

# **Regeneration Areas**

Inner South RA	0.00
LB Corridor RA	0.00
EASEL RA	0.00
Aire Valley RA	0.00
West Leeds Gateway	0.00

# Other Spatial Relationship

LCC ownership %	0.00
Nearest train station	
Nearest train station distance (m)	0.00
Nearest bus stop	
Nearest bus stop distance (m)	0.00

#### Agricultural classification

Overlaps SSSI	
Overlaps SEGI	
Overlaps LNA	
Overlaps LNR	
Overlaps Conservation Area	
Overlaps Listed Building	
Overlaps Strat. Employment buffer	
Overlaps Public Right of Way	
Overlaps SFRA Flood Zone	
Overlaps EA Flood Zone	
Overlaps HSE Major Hazard	$\overline{\Box}$
Overlaps HSE Gas Pipeline	$\overline{\Box}$
Overlaps Pot. Contamination	$\overline{\Box}$
Overlaps Minerals Safeguarded	

Overlaps Minerals Safeguarded
Overlaps Minerals Safeguarded 100m

## HLA23043 Land Adjacent 10 Woollin Avenue West Ardsley WF3 1EX

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	