

## Site Assessment

Whitehouse Lane, Great Preston

Site Plan ref: HG2-131 SHLAA ref: 3100B

### Site Details

Easting	440346	Northing	429960	Site area ha	1.16	SP7	Other Rural Infill
HMCA	Outer South East			Ward	Garforth and Swillington		

### Site Characteristics

Site type	Greenfield
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On-site land uses

Agriculture
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Neighbouring land uses

Agriculture
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Dwellings
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Other land uses - None

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

Description

Greenfield site in Great Preston. Connected to residential area to the south. Fields and countryside to the north.
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### Spatial relationships

#### UDP Designations

N32 Greenbelt	36.98	% 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	
Sch. Ancient Mon.	0.00	

#### Core Strategy

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

#### Regeneration Areas

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

#### Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	East Garforth
Nearest train station distance (m)	3317.53
Nearest bus stop	11426
Nearest bus stop distance (m)	350.09

Agricultural classification

Grade	Percent
Grade 3	100

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Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input type="checkbox"/>
Overlaps SEGI	<input type="checkbox"/>	Overlaps SFRA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNA	<input checked="" type="checkbox"/>	Overlaps EA Flood Zone	<input checked="" type="checkbox"/>
Overlaps LNR	<input type="checkbox"/>	Overlaps HSE Major Hazard	<input type="checkbox"/>
Overlaps Conservation Area	<input type="checkbox"/>	Overlaps HSE Gas Pipeline	<input type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input type="checkbox"/>	Overlaps Minerals Safeguarded	<input type="checkbox"/>
Overlaps Strat. Employment buffer	<input type="checkbox"/>	Overlaps Minerals Safeguarded 100m	<input type="checkbox"/>

## Greenbelt Assessment

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

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

### 2. Prevent neighbouring towns from merging

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

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

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

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

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

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

About a third of site in Green Belt. Performs a limited role in safeguarding countryside from encroachment. However, development could be contained through appropriate design and landscaping.

## Summary of infrastructure provider comments

### LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
4buses per hour, 100% employment, 50% primary, 50% secondary and 50% health	<b>3</b>

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### Access comments

Access only achievable from St Aidens Road, but visibility poor at junction with Berry Lane

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### Local network comments

spare capacity but cumulative issues

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### Mitigation measures

Signals at junction of Berry Lane and St Aidens Road???

**Total score**

**11**

### Highways site support

yes with mitigation

### Contingent on other sites

## Highways England

### Impact

### Network Status

Supported with mitigation

## Network Rail

## Yorkshire Water

### Treatment Works

Owlwood/Garforth

There is capacity at Garforth 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

### Education comments

### Flood Risk

Flood Zone 1

Please Note: any development has potential to increase flood risk elsewhere, particularly development of 'greenfield' sites. LCC therefore reserves the right to ask for developer contributions for such sites, to mitigate flood risk, elsewhere in the catchment.

## Utilities

### Gas

### Electric

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Fire and Rescue

Telecoms

### Other

Heritage England

Natural England

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

## Conclusions

Submission Draft Plan Allocation

Housing allocation

Submission Draft Plan Allocation Conclusion

25% in Green Belt, 75% within existing settlement. Well related to the settlement.