

Midpoint Dick Lane Thornbury Bd4

Site Plan ref: n/a

ELR ref: 2502500

Site Details

Eastings	419703	Northing	433550	Site area ha	3.73	SP7	
HMCA	Outer West			Ward	Calverley and Farsley		

Site Characteristics

Site type	Greenfield
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On-site land uses

Dwellings

Neighbouring land uses

Office

Other land uses - None

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

Description

Construction of residential on site. Put the site as greenfield as that is what it was when planning permission was granted for residential.
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Spatial relationships

UDP Designations

N32 Greenbelt	9.87	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	9.77	
N8 Urban 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	90.13	% overlap
Major Settlement	0.00	
Minor Settlement	0.00	
Overlaps Urban Extension	<input checked="" type="checkbox"/>	

Regeneration Areas

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

Other Spatial Relationships

LCC ownership %	0.00
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Nearest train station	New Pudsey
Nearest train station distance (m)	1618.22
Nearest bus stop	9298
Nearest bus stop distance (m)	245.71

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 type="checkbox"/>
Overlaps LNA	<input type="checkbox"/>	Overlaps EA Flood Zone	<input 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 checked="" 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"/>

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
4 buses an hour over 400m from site, 2 buses per hour on Dick Lane	3
Access comments Access via existing signal junction and business park	5
Local network comments local congestion issues	3
Mitigation measures Bus and capacity improvements	Total score 11
Highways site support Yes, potential mitigation measures for capacity	
Contingent on other sites no	

Highways England

Impact	No material impact	Network Status	No objection
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Network Rail

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Yorkshire Water

Treatment Works	
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Environment Agency

Constraints	
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LCC

Ecology support	Supported
Supported	

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Education comments

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Flood Risk

Flood Zone 1. Flood risk from Tyersal beck which runs in culvert under part of the site.
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

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Electric

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Fire and Rescue

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Telecoms

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Other

Heritage England

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Natural England

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

App Number	Proposal	Decision	% of site
09/03407/COND	Consent, agreement or approval required by conditions 1 and 2 of Planning Application 07/05428/RM	A	99
09/03980/FU	Variation of condition 2 of application 07/05428/RM (Greenspace Matters) to approved residential development	W	100
10/05660/OT	Variation of condition no.10 (green travel plan) of planning approval 25/407/05/OT Outline application to layout access road and erect residential development	A	100
09/03982/OT	Variation of condition 27 of application 25/407/05/OT (Greenspace Matters) to approved residential development	W	100
12/00853/COND	Consent, agreement or approval required by condition 3 of Planning Application 25/407/05/OT	A	100
10/00614/FU	Variation of condition 5 of application no. 07/05428/RM (Affordable housing matters)	A	93
09/03983/OT	Variation of condition 28 of application 25/407/05/OT (Affordable Housing Matters) to approved residential development	W	100
10/01726/COND	Consent, agreement or approval required by condition 10 of Planning Application 25/407/05/OT	R	100
10/03121/COND	Consent, agreement or approval required by condition 28 of Planning Application 25/407/05/OT as amended by Planning Application 10/00613/FU	A	100
09/03406/COND	Consent, agreement or approval required by conditions 6 and 8 of Planning Application 25/407/05/OT	A	81

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App Number	Proposal	Decision	% of site
10/00613/FU	Variation of condition 28 of application no. 25/407/05/OT (Affordable housing matters)	A	99
10/00618/COND	Consent, agreement or approval required by condition 27 of Planning Application 25/407/05/OT	A	100
09/03981/FU	Variation of condition 5 of application 07/05428/RM (Affordable Housing Matters) to approved residential development	W	100
09/04144/COND	Consent, agreement or approval required by conditions 3, 4, 11, 12, 14, 15, 24, 26 and 30 of Planning Application 25/407/05/OT	A	100
10/03122/COND	Consent, agreement or approval required by condition 5 of Planning Application 07/05428/RM as amended by Planning Application 10/00614/FU	A	100
11/02082/COND	Consent, agreement or approval required by condition 11 of Planning Application 10/05660/OT	A	100

Conclusions

Publication Draft Plan Allocation

Not allocated for employment use

Publication Draft Plan Allocation Conclusion

Remove. Site under construction for residential development.