

Site Assessment

Alwoodley Lane, Alwoodley LS17

Site Plan ref: HG2-36 SHLAA ref: 2053B

Site Details

Easting	430815	Northing	440892	Site area ha	13.43	SP7	Main Urban Area Extension
HMCA	North Leeds			Ward	Alwoodley		

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 site off Alwoodley Lane, Alwoodley. Connected to housing on two sides.

Spatial relationships

UDP Designations

N32 Greenbelt	99.76	% 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	
Sch. Ancient Mon.	0.00	

Core Strategy

Main Urban Area	0.24	% 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 %	100.00
-----------------	--------

Nearest train station	Burley Park
Nearest train station distance (m)	6415.13
Nearest bus stop	2790
Nearest bus stop distance (m)	138.87

Agricultural classification	
Grade	Percent
Grade 3	100

Site Assessment

Alwoodley Lane, Alwoodley LS17

Site Plan ref: HG2-36 SHLAA ref: 2053B

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 type="checkbox"/>
Overlaps Listed Building	<input type="checkbox"/>	Overlaps Pot. Contamination	<input checked="" type="checkbox"/>
Overlaps N37 SLA	<input checked="" 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?	Partial
Is there a good existing barrier between the existing urban area and the undeveloped land?	No
Unrestricted Sprawl Conclusion	Low potential to lead to unrestricted sprawl

2. Prevent neighbouring towns from merging

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

3. Assist in safeguarding the countryside from encroachment

Strong defensible boundary between site and urban area	No
Does the site provide access to the countryside	No
Does the site include local/national nature conservation areas?	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

Relates well to urban area. Fairly well contained site reducing impact for further sprawl. Consider strengthening boundary to west of site.

Summary of infrastructure provider comments

LCC Highways Comments

Public transport accessibility comments

40% of site within walking distance of 4 buses per hour. 25% of site has access to primary education within walking distance as set out in Core Strategy transport assessment. 30% of the site has access to health services within the distance.

Rank (1-5)

3

Site Assessment

Alwoodley Lane, Alwoodley LS17

Site Plan ref: HG2-36 SHLAA ref: 2053B

Access comments

Access achievable onto Alwoodley Lane, but no footway along frontage.

4

Local network comments

Cumulative issues.

4

Mitigation measures

Footway along frontage, capacity improvements at Alwoodley Lane/Harrogate Road signals.

Total score

11

Highways site support

Yes with mitigation.

Contingent on other sites

No.

Highways England

Impact	No material impact	Network Status	No objection
--------	--------------------	----------------	--------------

No objection

Network Rail

Yorkshire Water

Treatment Works	Knothrop
-----------------	----------

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

Environment Agency

Constraints

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

LCC

Ecology support	Supported with mitigation
-----------------	---------------------------

No site-specific designations but Eccup Reservoir SSSI is nationally designated based on its wintering and migrating wildfowl – these birds generally use the open water at night for protection and feed on surrounding grassland by day.

Education comments

2053B=353 houses generates 88 primary and 35 secondary children. Land potentially needed for primary school expansion by 0.5FE.

Flood Risk

Flood Zone 1. Eastern boundary and NE corner of site at possible flood risk from Wigton Knowle beck and tributary.

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

Site Assessment

Alwoodley Lane, Alwoodley LS17

Site Plan ref: HG2-36 SHLAA ref: 2053B

Fire and Rescue

Telecoms

Other

Heritage England

Natural England

Housing site 2053B is close to Eccup Reservoir SSSI. This site is important for wintering wildfowl (an identified interest feature), consequently increased recreational disturbance as a result of this allocation is a primary concern. A copy of the SSSI citation can be found at www.sssi.naturalengland.org/citation/citation_photo/1003837.pdf

Conclusions

Submission Draft Plan Allocation

Housing allocation

Submission Draft Plan Allocation Conclusion

Green Belt site. Development of the site would constitute 'rounding off' of the existing settlement and is well related to the existing urban area.