

## Site Assessment

### Land to the north of Station Road, Kippax/Great Preston

Site Plan ref: n/a

SHLAA ref: 3450

#### Site Details

Easting	440617	Northing	429887	Site area ha	12.43	SP7	Smaller Settlement Extension
HMCA	Outer South East			Ward	Garforth and Swillington/Kippax and Methley		

#### 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	Limited Tree Cover
Boundaries	Partially well-defined	Road front	Yes

Description

Greenfield site separating Great Preston and Kippax. Housing on three sides and fields to north.
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#### Spatial relationships

##### UDP Designations

N32 Greenbelt	99.93	% overlap
N34 PAS	0.00	
RL1 Rural Land	0.00	
N1 Greenspace	0.00	
N1A Allotments	0.00	
N5 Open Space	0.00	
N6 Playing Pitch	0.00	
N8 Urban Green Corridor	0.00	
CC Shopping Quarter	0.00	
UDP City Centre	0.00	
S2S6 Town Centre	0.00	
Proposed Local Centre	0.00	
Sch. Ancient Mon.	0.00	

##### Core Strategy

Main Urban Area	0.00	% overlap
Major Settlement	0.00	
Minor Settlement	0.07	
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 %	3.52
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Nearest train station	East Garforth
Nearest train station distance (m)	3296.78
Nearest bus stop	13049
Nearest bus stop distance (m)	210.35

Agricultural classification	
Grade	Percent
Grade 3	100

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Overlaps SSSI	<input type="checkbox"/>	Overlaps Public Right of Way	<input checked="" 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 checked="" 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?	Partial
Is there a good existing barrier between the existing urban area and the undeveloped land?	No
Unrestricted Sprawl Conclusion	Low potential to lead to unrestricted sprawl

### 2. Prevent neighbouring towns from merging

Would development lead to physical connection of settlements?	No
Do features provide boundaries to contain the development?	Yes
Coalescence Conclusion	Coalescence/merging 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?	
Encroachment Conclusion	Site does not perform an important role in safeguarding from encroachment

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

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

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

Green Belt site. Development of the site would lead to further merging of Kippax and Great Preston.
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## Summary of infrastructure provider comments

### LCC Highways Comments

Public transport accessibility comments	Rank (1-5)
4 buses per hour, 100% employment, 50% primary health, primary education & secondary education	4

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Access comments	long frontage with Berry Lane should provide visibility	3
Local network comments	spare capacity but cumulative issues	3
Mitigation measures	improvement of junction of Berry Lane and Whitehouse Lane (currently mini-roundabout)	<b>Total score</b> 10
Highways site support	yes	
Contingent on other sites		

#### Highways England

Impact	Minor Material Impact	Network Status	No objection subject to satisfactory mitigation
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#### Network Rail

#### Yorkshire Water

Treatment Works	Owlwood/Garforth
<p>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.</p>	

#### Environment Agency

Constraints	Site constrained by FZ2/3 - The Beck (main River runs through centre of site). See comments in main text of our response.
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#### LCC

Ecology support	Not supported
<p>Not supported (RED). Townclose Hills SSSI and Local Nature Reserve are immediately adjacent to the eastern and northern boundaries, and the Lines Way disused railway immediately to the west. These valuable habitats are vulnerable to additional recreation</p>	

#### Education comments

#### Flood Risk

<p>Middle 1/3 of site shown to be in Flood Zone 3A from Kippax Beck, however, extent of flooding likely to go out towards the Eastern boundary. FRM currently progressing a scheme to protect Ramsden Street. Also, there are a number of public sewers within 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.</p>	
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#### Utilities

Gas	
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Electric

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

Not allocated for housing

Submission Draft Plan Allocation Conclusion

Green Belt site separating Great Preston and Kippax. Housing on three sides and fields to north. Development of the site would lead to complete coalescence of Kippax and Great Preston.