

## Site Assessment

### Leeds & Bradford Road, Bramley

Site Plan ref: n/a

SHLAA ref: 4227

#### Site Details

Easting	425275	Northing	436118	Site area ha	14.12	SP7	Main Urban Area Extension
HMCA	Outer West			Ward	Bramley and Stanningley		

#### Site Characteristics

Site type	Greenfield
On-site land uses	
Vacant land	
Neighbouring land uses	
Dwellings	
Waterways	

Other land uses - None

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

#### Description

Greenfield site. Set in urban area next to Bramley Fall Park. The site is heavily treed, slopes and borders the Leeds / Liverpool Canal to the north. Residential development is set to the south.

#### 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	100.00	
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 %	97.85
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Nearest train station	Headingley
Nearest train station distance (m)	1554.87
Nearest bus stop	6734
Nearest bus stop distance (m)	168.03

#### Agricultural classification

Grade	Percent
Grade 3	0.43
Urban	99.57

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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 checked="" 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 checked="" 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?	Yes
Coalescence Conclusion	No merging but would significantly reduce the green belt gap

### 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?	Yes
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 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 Conclusion	Marginal effect on the setting & special character, could be mitigated against through appropriate detailed design

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

The site is a corridor of green belt through the urban area alongside the canal. Strong links to the settlement and well contained site, but green belt area is small and would be eroded by development. Listed building to south of site, small woodland area separates this from the site.

## Summary of infrastructure provider comments

### LCC Highways Comments

Public transport accessibility comments

Ok PT and Employment part education and health

Rank (1-5)

4

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#### Access comments

Access ok on Leeds Bradford Road

5

#### Local network comments

Congestion Bridge Road / Kirkstall

3

#### Mitigation measures

Total score

12

#### Highways site support

Yes

#### Contingent on other sites

#### Highways England

Impact	No material impact	Network Status	No objection, no mitigation required
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Assessment of cumulative impact with other sites needed

#### Network Rail

#### Yorkshire Water

Treatment Works

A sewage pumping station is located within the site boundary

#### Environment Agency

Constraints

FZ1 over 1ha. See comments in our previous I&O consultation. On Historic landfill (east of the site)

#### LCC

Ecology support	Not supported
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Red - Poor site, recommend that it is not allocated. This proposed site includes a long stretch of the southern bank of the Leeds Liverpool Canal SSSI - this is the opposite side from the tow path and is currently relatively undisturbed (the site is designated for its aquatic invertebrates and plant communities). The proposed allocation would also result in the loss of part of the Bramley Falls and Newlay Quarry LNA recently designated as a Local Wildlife Site (new name for SEGIs) for its woodland habitat with high density of native bluebell. The proposed site forms an important section of the wildlife habitat network which runs down the River Aire/ Leeds Liverpool Canal corridor. This site is important for Lowland Mixed Deciduous Woodland and Lowland Acid Grassland both UK BAP priority habitats. All areas of the site which include woodland, scrub and acid grassland communities should be excluded from the proposed site (the vast majority if not all of the site) - any development of the residual area (likely to be very small) should include mitigation to manage surrounding areas for biodiversity. The canal and neighbouring woodland/scrub supports otter and bats both European protected species. Water voles may also be present along the canal. Avoid damage to lying up sites for otters and feeding habitat. Avoid any measures which increase disturbance to these species in this area. The development of the Kirkstall Forge site on the opposite side of the canal/river makes it more important to minimise habitat loss on this site.

#### 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

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Electric	
Fire and Rescue	
Telecoms	
<b>Other</b>	
Heritage England	
Natural England	

## Conclusions

Submission Draft Plan Allocation	
Not allocated for housing	
Submission Draft Plan Allocation Conclusion	
Green Belt site. The site is a corridor of green belt through the urban area alongside the canal. Strong links to the settlement and well contained site, but green belt area is small and would be eroded by development.	