

Site Ref: 298

Site Name: Hollinshurst Depot, Queen Street, Allerton Bywater

Site Details

Northing:	428627	Area sq m:	21147.35	Ward	Garforth and Swillington
Easting:	440138	Area Ha:	2.114735	HMCA:	Outer South East

Site Characteristics

Land Use

Existing Use 1:	Industry and business - Storage
Existing Use 2:	
Existing Use 3:	
Neighbouring Use 1	Industry and business - Wholesale distribution
Neighbouring Use 2:	Residential - Dwellings
Neighbouring Use 3:	Mineral workings and quarries
Other uses:	
Site State:	Brownfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	3347.38	Distance to bus stop (metres)	136.17
Nearest Railway Station	Woodlesford	Bus Stop ID	7848
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	Grade 4
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

Brownfield site, part of larger employment site but the main building is not included in this submission. The site is flat and mainly being used for storage. Boundaries are well defined with a fence and public footpath running around the site with steep banks to the east hiding a mineshaft. Road frontage is to the north and the north eastern boundary adjoins a new housing site.

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%)	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H33/105/92/	Detached prefabricated office units to works.	03/04/1992	03/06/1992	A	24.62
09/04606/OT	Outline application to layout access road and erect 85 houses and 30 flats, with car parking	26/10/2009	01/02/2010	W	100.00
10/01412/OT	Outline Application to layout access and erect 79 dwelling houses	25/03/2010		PCO	99.89
H33/42/84/	Detached stone and sand wareho use and asphalt mixing plant , with storage hoppers, 18.28m high chimney and weighbridg	20/02/1984	04/06/1984	R	44.68
33/146/96/FU	Detached pre-fabricated office unit to works	20/05/1996	24/06/1996	A	49.00
H33/21/80/	Outline application to erect p lant, haulage and storageunit to agricultural site. (site ar ea 2.6 ha).	11/01/1980	21/07/1980	A	71.37
H33/305/85/	Alterations and extension, to form lobby and reception to of fices, to works.	31/10/1985	16/12/1985	A	26.79
H33/125/84/	Change of use of plant haulage and storage depot to solid fuel storage and dry blending unit.	19/04/1984	16/07/1984	R	20.95
H33/204/82/	Laying out of access road, to form plant haulage and stora ge unit, with detached single storey office with toilet, oi	10/08/1982	13/10/1982	A	73.00
H33/357/85/1	Extension of temporary permiss ion for the use of plant haula ge and storage depot to coal s creening and plant haulage an	02/02/1987	16/03/1987	A	21.33
H33/143/82/	Alterations and extension, to form pre-fabricated offic e unit, to works.	18/05/1982	28/06/1982	A	27.12
33/353/05/FU	New detached storage shed	25/07/2005	09/11/2005	A	57.61
H33/357/85/	Use of plant haulage and stora ge depot to coal scree ning and plant haulage and sto rage depot.	16/12/1985	14/04/1986	A	20.27

Site Ref: 298

Site Name: Hollinshurst Depot, Queen Street, Allerton Bywater

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Major Urban Area:	0.00	Major Settlement	0.00
Urban Extension Area:	1.00	Smaller settlement	1.00
<u>Regeneration Priority Area:</u>			
Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00
East Leeds			

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 298

Site Name: Hollinshurst Depot, Queen Street, Allerton Bywater

SHLAA Conclusions

Availability: Medium term (6-10 y) Suitability: Yes Physical Achievability: Medium term (6-10 years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

The site does not meet Public Transport or primary school standards in Core Strategy but is the subject of a current application which has been assessed against Regional Spatial Strategy standards

Rank (1-5)

3

Access Comments

Suitable access can be achieved from Queen Street

Rank (1-5)

5

Local network comment

The scale of development should not cause an issue on the local network

Rank (1-5)

5

Mitigation measure

Total score

13

Support?

Yes

Need to combine with other sites:

Suitability for partial development:

Highways Agency

n/a

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported with mitigation to protect and enhance wildlife corridor links with river plain and woodland habitats to the south, west and north.

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

Electric:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 298

Site Name: Hollinshurst Depot, Queen Street, Allerton Bywater

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Brownfield site, within the existing settlement. Existing employment use but adjoins recently developed housing sites. No physical constraints, and has an existing (but undetermined) planning application for residential units.

Site Capacity (dwellings units):

55

Floorspace sq m (Non residential):

Residential Conclusion:

Green

Retail Conclusion:

Red

Employment Conclusion:

Green

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 310

Site Name: Barnsdale Road, Allerton Bywater

Site Details

Northing:	427808	Area sq m:	18139.25	Ward	Kippax and Methley
Easting:	442459	Area Ha:	1.813925	HMCA:	Outer South East

Site Characteristics

Land Use

Existing Use 1: Industry and business - Manufacturing & Wholesale
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1: Residential - Dwellings
 Neighbouring Use 2: Office
 Neighbouring Use 3: Industry and business - Manufacturing & Wholesale
 Other uses:
 Site State: Brownfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	5307.11	Distance to bus stop (metres)	171.52
Nearest Railway Station	East Garforth	Bus Stop ID	7720
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	1.00	Agricultural Land Class:	Grade 4
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

The site has a current employment use and is set between two housing estates to the north and south (the latter being a new development) and an office development to the south east. Allotments border the site to the north west. Site is flat, long and thin with the only access / road frontage coming from the east. Trees align the boundaries of the site on all sides.

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%)	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 200px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 310

Site Name: Barnsdale Road, Allerton Bywater

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H33/304/82/	One non illuminated logo sign, size 1.8m x 1.5m height above ground 2.8m (underside), one non illuminated individual	17/12/1982	17/01/1983	A	92.68
PREAPP/08/00234	.	25/06/2008	14/07/2008	PRECAG	100.00
H33/198/81/	Alterations and extension, to form single storey show room and offices, to builders merchants.	30/03/1981	08/06/1981	A	92.84

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Major Urban Area:	0.00	Major Settlement	0.00
Urban Extension Area:	0.00	Smaller settlement	1.00
<u>Regeneration Priority Area:</u>			
Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00
East Leeds			

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 310

Site Name: Barnsdale Road, Allerton Bywater

SHLAA Conclusions

Availability: Short term (0-5yrs)

Suitability: Yes

Achievability: Short term (0-5yrs)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

4 buses per hour, 100% primary & secondary education, 80% employment

Rank (1-5)

4

Access Comments

Visibility probably achievable from Barnsdale Road

Rank (1-5)

5

Local network comment

Local congestion issues

Rank (1-5)

3

Mitigation measure

Junction improvements onto Barnsdale Road

Total score

12

Support?

Yes with mitigation

Need to combine with other sites:

Suitability for partial development:

Highways Agency

n/a

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported with mitigation to protect and enhance the wildlife corridor of the disused railway

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

Electric:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 310

Site Name: Barnsdale Road, Allerton Bywater

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Brownfield site within the settlement, currently in employment use. Situated between two residential estates. Suitable for residential development in principle.

Site Capacity (dwellings units):

90

Floorspace sq m (Non residential):

Residential Conclusion:

Green

Retail Conclusion:

Red

Employment Conclusion:

Green

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 352

Site Name: Land On West Side Of Swillington Lane,
Swillington

Site Details

Northing:	430576	Area sq m:	8961.52	Ward	Garforth and Swillington
Easting:	437857	Area Ha:	0.896152	HMCA:	Outer South East

Site Characteristics

Land Use

Existing Use 1:	Agriculture
Existing Use 2:	
Existing Use 3:	
Neighbouring Use 1	Agriculture
Neighbouring Use 2:	Residential - Dwellings
Neighbouring Use 3:	
Other uses:	Being used as paddock
Site State:	Greenfield

Site Detail

Topography:	Undulating	Boundaries:	Partially well-defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	1822.36	Distance to bus stop (metres)	233.90
Nearest Railway Station	Woodlesford	Bus Stop ID	1777
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	Grade 3
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

Greenfield site to the west of Swillington.

UDP Designation

Greenbelt - N32 (%):	100.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%)	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 352

Site Name: Land On West Side Of Swillington Lane,
Swillington

Planning History

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 352

Site Name: Land On West Side Of Swillington Lane, Swillington

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?: No
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

High potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

No merging but there is no defensible boundary

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site performs an important role safeguarding countryside from encroachment

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Development of the site would have no effect on the setting and special character of historic features

Greenbelt Assessment Conclusion:

Green Belt site. The site juts out to the west of Swillington, and is unrelated to the existing settlement form. Development could set a precedent for further Green Belt sprawl.

Conformity with Core Strategy

Major Urban Area:	0.00	Major Settlement	0.00
Urban Extension Area:	0.00	Smaller settlement	0.00
<u>Regeneration Priority Area:</u>			
Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00
East Leeds			

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 352

Site Name: Land On West Side Of Swillington Lane, Swillington

SHLAA Conclusions

Availability: Long term (11+ year) Suitability: LDF to determine Achievability: Long term (11+ years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

90% Primary, 90% Health, No Secondary or Employment. Within 700m of 3 buses per hour.

Rank (1-5)

2

Access Comments

Suitable access can be achieved from Swillington Lane

Rank (1-5)

5

Local network comment

The scale of the development should not cause an issue on the local network

Rank (1-5)

5

Mitigation measure

Accessibility not ideal but on balance ok due to small scale of development

Total score

12

Support?

Yes

Need to combine with other sites:

Suitability for partial development:

Highways Agency

n/a

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

Electric:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 352

Site Name: Land On West Side Of Swillington Lane, Swillington

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Green Belt site. The site juts out to the west of Swillington, and is unrelated to the existing settlement form. Development could set a precedent for further Green Belt sprawl.

Site Capacity (dwellings units):

24

Floorspace sq m (Non residential):

Residential Conclusion:

Red

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 827

Site Name: Carlton View, Allerton Bywater

Site Details

Northing:	428713	Area sq m:	8882.55	Ward	Kippax and Methley
Easting:	440933	Area Ha:	0.888255	HMCA:	Outer South East

Site Characteristics

Land Use

Existing Use 1: Other
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1 Residential - Dwellings
 Neighbouring Use 2: Agriculture
 Neighbouring Use 3:
 Other uses: Open greenspace, appears to be some garden encroachment
 Site State: Greenfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	Significant Tree Cover	Road Frontage	<input type="checkbox"/>
Distance to Rail Station (metres):	4128.72	Distance to bus stop (metres)	168.70
Nearest Railway Station	Woodlesford	Bus Stop ID	6427
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	Grade 3
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

Greenfield site in Allerton Bywater. The site is well contained with an access point to the west. There are a few TPO's related to the site.

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<input type="text"/>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
ENQ/09/00412	Detached stables in garden to rear	19/03/2009	31/03/2009	PD	11.54
10/03750/FU	Detached garage to front	13/08/2010	08/10/2010	A	11.54
H33/137/86/	Outline application to lay out access and erect 4 dwell ings, to vacant site. (site a rea 0.16ha)	21/05/1986	22/09/1986	A	10.12
33/211/03/OT	Outline application to erect residential development	14/04/2003	07/07/2003	A	99.40
33/338/02/OT	Outline application to erect residential development	25/07/2002	23/10/2002	W	99.52
06/02709/OT	Renewal of outline permission for residential development	03/05/2006	18/07/2006	A	99.40

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Major Urban Area:	0.00	Major Settlement	0.00
Urban Extension Area:	1.00	Smaller settlement	1.00
<u>Regeneration Priority Area:</u>			
Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00
East Leeds			

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 827

Site Name: Carlton View, Allerton Bywater

SHLAA Conclusions

Availability: Medium term (6-10 y) Suitability: Yes

Achievability: Medium term (6-10 years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Mostly meets accessibility standards

Rank (1-5)

4

Access Comments

Access achievable from Carlton View, although no direct link to adopted highway (likely ransom strip) - limit development to 30 units max

Rank (1-5)

3

Local network comment

Small site with negligible local impact

Rank (1-5)

5

Mitigation measure

Total score

12

Support?

yes

Need to combine with other sites:

Suitability for partial development:

Highways Agency

n/a

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported - but Great Crested Newts recorded on adjacent land

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

Electric:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 827

Site Name: Carlton View, Allerton Bywater

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Site within the existing settlement. Outline permission for residential development approved 2006, not built. Suitable in principle for residential use, subject to detailed design, as Tree Preservation Order (TPO) on site.

Site Capacity (dwellings units):

25

Floorspace sq m (Non residential):

Residential Conclusion:

Green

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1004

Site Name: Land to north of Kennet Lane/ West of Welland Drive, Garforth

Site Details

Northing:	432744	Area sq m:	31849.68	Ward	Garforth and Swillington
Easting:	441372	Area Ha:	3.184968	HMCA:	Outer South East

Site Characteristics

Land Use

Existing Use 1: Recreation & Leisure - Outdoor amenity & open space
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1: Residential - Dwellings
 Neighbouring Use 2: Recreation & Leisure - Outdoor sport facility
 Neighbouring Use 3:
 Other uses:
 Site State: Greenfield

Site Detail

Topography:	Flat	Boundaries:	Partially well-defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	359.91	Distance to bus stop (metres)	199.06
Nearest Railway Station	East Garforth	Bus Stop ID	11002
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	Urban
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

Greenfield site in Garforth. Well contained by development and well connected to residential area. Boundary to the north is less well defined.

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	41.16	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 150px; height: 30px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1004

Site Name: Land to north of Kennet Lane/ West of Welland Drive, Garforth

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
33/119/97/FU	78 dwelling houses	14/05/1997	14/10/2003	W	95.89
H33/695/80/	Outline application to erect s tables and hay shed, to grazi ng land.	24/11/1980	02/03/1981	A	94.85
33/359/94/OT	Outline application to erect residential development lay out football pitch and provision of open space	22/12/1994	21/12/1995	W	95.89
33/297/99/FU	109 dwelling houses	19/11/1999	14/10/2003	W	55.56

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1004

Site Name: Land to north of Kennet Lane/ West of Welland Drive, Garforth

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Major Urban Area:	0.00	Major Settlement	1.00
Urban Extension Area:	1.00	Smaller settlement	0.00
<u>Regeneration Priority Area:</u>			
Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00
East Leeds			

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1004

Site Name: Land to north of Kennet Lane/ West of Welland Drive, Garforth

SHLAA Conclusions

Availability: Unknown

Suitability: LDF to determine

Achievability: Unknown

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Good accessibility

Rank (1-5)

5

Access Comments

site accessed by Kennet Lane

Rank (1-5)

5

Local network comment

cumulative issues

Rank (1-5)

4

Mitigation measure

Total score

14

Support?

yes

Need to combine with other sites:

Suitability for partial development:

Highways Agency

n/a

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Not supported (RED). Kennet Lane Meadows covers the southern half of this site, based on the open grassland habitat. Also forms part of a valuable wildlife corridor alongside the disused railway.

Boundary Amendment

Supported with mitigation if Red hatched areas are excluded and boundary substantially amended as per drawing RM/1004. Mitigation will still be required to ensure impacts on wildlife corridor are addressed, i.e. minimum 10 metre buffer along the disused

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1004

Site Name: Land to north of Kennet Lane/ West of Welland Drive, Garforth

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Site is within existing settlement. Southern part of site is designated as N1 greenspace on existing UDP and Local Nature Area. Loss of greenspace would need to be considered through the greenspace review. See greenspace section, page 27, question G8. Site can be accessed from Kennet Lane.

Site Capacity (dwellings units):

65

Floorspace sq m (Non residential):

Residential Conclusion:

Amber

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1007

Site Name: Land South of Selby Road, Garforth, LS25 1

Site Details

Northing:	431999	Area sq m:	58986.02	Ward	Garforth and Swillington
Easting:	440016	Area Ha:	5.898602	HMCA:	Outer South East

Site Characteristics

Land Use

Existing Use 1: Agriculture
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1: Agriculture
 Neighbouring Use 2:
 Neighbouring Use 3:
 Other uses:
 Site State: Greenfield

Site Detail

Topography:	Sloping	Boundaries:	Partially well-defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input type="checkbox"/>
Distance to Rail Station (metres):	1742.89	Distance to bus stop (metres)	382.26
Nearest Railway Station	Garforth	Bus Stop ID	3356
SFRA Flood Zone:	1.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	1.00	Agricultural Land Class:	Grade 3
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

Currently used for agriculture the site has no road frontage being surrounded by further fields and a beck to the north. Trees border the site on three sides, apart from the south east boundary where a further field leads to a disused railway track. Sloping site and part of a wider collection of SHLAA sites in this area..

UDP Designation

Greenbelt - N32 (%):	100.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<input type="text"/>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1007

Site Name: Land South of Selby Road, Garforth, LS25 1

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H33/411/80/	Outline application to erect detached house to vacant site.	19/06/1980	08/09/1980	R	25.06
08/05894/CLE	Certificate of Lawful use of land as a nursery	16/10/2008		APPRET	25.05
H33/429/81/	3 bedroom detached house with office, covered yard and greenhouse to smallholding.	27/10/1981	08/02/1982	A	25.05

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?: No
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

High potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

No merging but there is no defensible boundary

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site performs an important role safeguarding countryside from encroachment

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Development of the site would have no effect on the setting and special character of historic features

Greenbelt Assessment Conclusion:

Isolated site. Not connected to settlement and has no road frontage. Performs an important role in safeguarding countryside.

Conformity with Core Strategy

Major Urban Area:	0.00	Major Settlement	0.00
Urban Extension Area:	1.00	Smaller settlement	0.00
<u>Regeneration Priority Area:</u>			
Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00
East Leeds			

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1007

Site Name: Land South of Selby Road, Garforth, LS25 1

SHLAA Conclusions

Availability: Medium term (6-10 y) Suitability: LDF to determine Achievability: Long term (11+ years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

60% 4 buses per hour

Rank (1-5)

3

Access Comments

Landlocked site, requires adjacent site for access

Rank (1-5)

3

Local network comment

Existing local congestion and significant cumulative issues

Rank (1-5)

3

Mitigation measure

Total score

9

Support?

No

Need to combine with other sites:

Yes

Suitability for partial development:

No

Highways Agency

Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of East Leeds cluster.

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported with mitigation to protect and enhance the wildlife corridor of the beck to the south-west and fish ponds to the north. Retain a minimum 20 metres corridor to the beck. Otters (fish ponds), bats, White-clawed Crayfish and Water Voles to consider

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1007

Site Name: Land South of Selby Road, Garforth, LS25 1

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Green Belt site. The site is in an isolated position within the Green Belt and development would result in an island of development unrelated to the existing settlement. There is no road frontage to the site for access.

Site Capacity (dwellings units):

133

Floorspace sq m (Non residential):

Residential Conclusion:

Red

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1013

Site Name: Land to the South of Goody Cross Lane, Little Preston.

Site Details

Northing:	430396	Area sq m:	11677.99	Ward	Garforth and Swillington
Easting:	438694	Area Ha:	1.167799	HMCA:	Outer South East

Site Characteristics

Land Use

Existing Use 1: Agriculture
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1: Agriculture
 Neighbouring Use 2: Residential - Dwellings
 Neighbouring Use 3:
 Other uses:
 Site State: Greenfield

Site Detail

Topography:	Sloping	Boundaries:	Partially well-defined
Natural Landscape:	No Tree Cover	Road Frontage	<input type="checkbox"/>
Distance to Rail Station (metres):	2290.81	Distance to bus stop (metres)	220.11
Nearest Railway Station	Woodlesford	Bus Stop ID	8816
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	Grade 3
Health and Safety Executive Hazard:	Yes	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

Greenfield site between Swillington and Little Preston. Borders residential area to the west.

UDP Designation

Greenbelt - N32 (%):	99.76	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<input type="text"/>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1013

Site Name: Land to the South of Goody Cross Lane,
Little Preston.

Planning History

Site Ref: 1013

Site Name: Land to the South of Goody Cross Lane,
Little Preston.

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?: Partial
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Low potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

No merging but would significantly reduce the green belt gap

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site does not perform an important role in safeguarding the countryside from encroachment

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Development of the site would have no effect on the setting and special character of historic features

Greenbelt Assessment Conclusion:

Green Belt site between Swillington and Little Preston, would significantly reduce the green belt gap.

Conformity with Core Strategy

Major Urban Area:	0.00	Major Settlement	0.00
Urban Extension Area:	0.00	Smaller settlement	1.00
<u>Regeneration Priority Area:</u>			
Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00
East Leeds			

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1013

Site Name: Land to the South of Goody Cross Lane, Little Preston.

SHLAA Conclusions

Availability: Short term (0-5yrs) Suitability: LDF to determine Achievability: Long term (11+ years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

2 buses per hour within 600m of 3 buses per hour. 100% Primary, 100% Health. No Secondary or Employment.

Rank (1-5)

3

Access Comments

The site has no frontage to adopted highway

Rank (1-5)

1

Local network comment

The scale of the development should not cause an issue on the local network

Rank (1-5)

5

Mitigation measure

None that can overcome the lack of access

Total score

9

Support?

No

Need to combine with other sites:

Suitability for partial development:

Highways Agency

n/a

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported with mitigation to protect and enhance the wildlife corridor of the beck and associated woodland to the east. Retain a minimum 20 metres corridor to the beck. Bats, White-clawed Crayfish and Water Voles to consider.

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1013

Site Name: Land to the South of Goody Cross Lane, Little Preston.

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Green Belt site between Swillington and Little Preston. As submitted the site has no access to the adopted highway - the inclusion of the commercial unit to the north would provide access.

Site Capacity (dwellings units):

100

Floorspace sq m (Non residential):

Residential Conclusion:

Amber

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1044

Site Name: Wakefield Road and Barrowby Lane, Garforth

Site Details

Northing:	433519	Area sq m:	218862.58	Ward	Garforth and Swillington
Easting:	439916	Area Ha:	21.886258	HMCA:	Outer South East

Site Characteristics

Land Use

Existing Use 1:	Agriculture
Existing Use 2:	
Existing Use 3:	
Neighbouring Use 1	Agriculture
Neighbouring Use 2:	Residential - Dwellings
Neighbouring Use 3:	
Other uses:	
Site State:	Greenfield

Site Detail

Topography:	Flat	Boundaries:	Partially well-defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	744.54	Distance to bus stop (metres)	225.04
Nearest Railway Station	Garforth	Bus Stop ID	5789
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	Grade 3
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

Flat triangular site currently used for agriculture. It is set to the east of Garforth but bordered by housing to the east and north. Farms are located to the south west and further fields beyond. A small pylon runs along part of the northern boundary.

UDP Designation

Greenbelt - N32 (%):	99.61	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%)	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 150px; height: 30px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H33/213/84/	Outline application to erect s upermarket, offices and p etrol filling station, with pl aying fields, changing f	28/06/1984	22/08/1984	R	35.97
H33/186/81/	Outline application to lay out accesses and erect super market including warehouse and offices, commercial	31/03/1981	17/06/1981	R	19.63
H33/126/84/	Outline application to erect s upermarket, shop units, offic es and petrol filling station, with playing field, changing f	19/04/1984	06/08/1984	R	35.94
H33/185/81/	Laying out of access and erect ion of supermarket inclu ding warehouse and offices, co mmercial garage and showroom,	31/03/1981	17/06/1981	R	19.63

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?: Partial
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Low potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

No merging but there is no defensible boundary

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site performs an important role safeguarding countryside from encroachment

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Development of the site would have no effect on the setting and special character of historic features

Greenbelt Assessment Conclusion:

Relates well to settlement. Fairly well contained reducing potential for further sprawl.

Conformity with Core Strategy

Major Urban Area:	0.00	Major Settlement	1.00
Urban Extension Area:	1.00	Smaller settlement	0.00
<u>Regeneration Priority Area:</u>			
Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00
East Leeds			

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1044

Site Name: Wakefield Road and Barrowby Lane, Garforth

SHLAA Conclusions

Availability: Short term (0-5yrs) Suitability: LDF to determine Achievability: Long term (11+ years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Not all of the site meets requirements for primary education and health, difficult for pedestrian crossing A642 to reach local centre

Rank (1-5)

4

Access Comments

Size of site would require multiple accesses to be provided

Rank (1-5)

5

Local network comment

Local congestion issues and potential for significant cumulative impact with other nearby sites

Rank (1-5)

3

Mitigation measure

Unclear whether sufficient mitigation and capacity improvements can be achieved

Total score

12

Support?

Yes with mitigation

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of East Leeds cluster

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1044

Site Name: Wakefield Road and Barrowby Lane, Garforth

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Green Belt site. The site has potential for both housing and a retail function. It is set close to Garforth town centre and is the only substantial piece of undeveloped land in the vicinity. There are strong links to the settlement with existing residential properties along the east and northern boundaries. It is also partially contained by existing farms to the south west, reducing the potential for unrestricted sprawl. The site is flat with no physical constraints that would prevent development.

Site Capacity (dwellings units):

575

Floorspace sq m (Non residential):

Residential Conclusion:

Green

Retail Conclusion:

Green

Employment Conclusion:

Red

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1100

Site Name: Clear View Farm, Wakefield Road, Garforth

Site Details

Northing:	433304	Area sq m:	35798.58	Ward	Garforth and Swillington
Easting:	439724	Area Ha:	3.579858	HMCA:	Outer South East

Site Characteristics

Land Use

Existing Use 1: Agriculture
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1: Agriculture
 Neighbouring Use 2: Residential - Dwellings
 Neighbouring Use 3:
 Other uses:
 Site State: Greenfield

Site Detail

Topography:	Flat	Boundaries:	Partially well-defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	982.89	Distance to bus stop (metres)	157.75
Nearest Railway Station	Garforth	Bus Stop ID	9935
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	Grade 3
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

Flat rectangular site currently used for agriculture, with a farm in place on the western part. It is set to the east of Garforth with a road separating the site from the settlement. The site is flat, borders another farm to the south and is surrounded on the north and west by further agriculture.

UDP Designation

Greenbelt - N32 (%):	99.69	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 150px; height: 30px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1100

Site Name: Clear View Farm, Wakefield Road, Garforth

Planning History

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?: No
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Low potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

No merging of settlements

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site does not perform an important role in safeguarding the countryside from encroachment

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Development of the site would have no effect on the setting and special character of historic features

Greenbelt Assessment Conclusion:

Well connected to settlement. Tree line to north west boundary contain site reducing potential for further sprawl.

Conformity with Core Strategy

Major Urban Area:	0.00	Major Settlement	1.00
Urban Extension Area:	1.00	Smaller settlement	0.00
<u>Regeneration Priority Area:</u>			
Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00
East Leeds			

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1100

Site Name: Clear View Farm, Wakefield Road, Garforth

SHLAA Conclusions

Availability: Short term (0-5yrs)

Suitability: LDF to determine

Achievability: Long term (11+ years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Railway station just outside 800m buffer, difficult for pedestrians crossing A642 to reach local centre

Rank (1-5)

4

Access Comments

Highway frontage likely to be insufficient for required sightlines

Rank (1-5)

3

Local network comment

Local congestion/capacity issues and potential for significant cumulative impact with other nearby sites

Rank (1-5)

3

Mitigation measure

Unclear whether sufficient mitigation and capacity improvements can be achieved

Total score

10

Support?

No

Need to combine with other sites:

Yes

Suitability for partial development:

Highways Agency

Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of East Leeds cluster

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Not supported (RED). No site-based designations but Water Vole records in drain to north of the site.

Boundary Amendment

Supported with mitigation if Red hatched areas are excluded and boundary amended as per drawing RM/1100. Mitigation will be required to maintain flows of water in the ditch, and provide habitat enhancement through ditch enhancements and flood water attenuation pond designed to retain water for Water Vole habitat at north of site - most of these enhancement works will be required in the excluded area.

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1100

Site Name: Clear View Farm, Wakefield Road, Garforth

LCC Flood Risk Management:

Utilities

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Green Belt site. Whilst the site is connected to the settlement it would be more suitable if developed alongside SHLAA ref 1044. The site needs to be combined with 1044 to achieve suitable access. The proposed HS2 rail line runs to the north west.

Site Capacity (dwellings units):

47

Floorspace sq m (Non residential):

Residential Conclusion:

Green

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1149

Site Name: Land off Park Lane and Doctor's Lane, Allerton Bywater

Site Details

Northing:	428443	Area sq m:	529152.22	Ward	Kippax and Methley
Easting:	441729	Area Ha:	52.915222	HMCA:	Outer South East

Site Characteristics

Land Use

Existing Use 1: Agriculture
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1: Agriculture
 Neighbouring Use 2: Residential - Dwellings
 Neighbouring Use 3: Utilities & Infrastructure - Water Storage and Treatment
 Other uses:
 Site State: Greenfield

Site Detail

Topography:	Undulating	Boundaries:	Existing well defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	4601.18	Distance to bus stop (metres)	451.48
Nearest Railway Station	East Garforth	Bus Stop ID	11451
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	1.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

Large site that adjoins the northern border of Allerton Bywater, this used to be a railway line and is set on an embankment preventing access to the majority of the site. Site has an agriculture use with two sections of woodland in the central part, the south east section has a road frontage and is well linked to residential development.

UDP Designation

Greenbelt - N32 (%):	23.30	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	76.66	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%)	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 150px; height: 30px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1149

Site Name: Land off Park Lane and Doctor's Lane,
Allerton Bywater

Planning History

Site Ref: 1149

Site Name: Land off Park Lane and Doctor's Lane,
Allerton Bywater

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Majority of site not in green belt.

Conformity with Core Strategy

Major Urban Area:	0.00	Major Settlement	0.00
Urban Extension Area:	1.00	Smaller settlement	1.00
<u>Regeneration Priority Area:</u>			
Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00
East Leeds			

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1149

Site Name: Land off Park Lane and Doctor's Lane, Allerton Bywater

SHLAA Conclusions

Availability: Short term (0-5yrs) Suitability: LDF to determine Achievability: Medium term (6-10 years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

3/4 buses per hour, 40% employment, 40% primary and secondary education, 40% primary health

Rank (1-5)

2

Access Comments

Limited site frontage with highway

Rank (1-5)

2

Local network comment

Congestion issues

Rank (1-5)

2

Mitigation measure

Major works required possibly new signaled junction

Total score

6

Support?

Yes with mitigation

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of East Leeds cluster.

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported with mitigation to protect and enhance the wildlife corridor function of the woodland, through connecting new woodland planting and wet woodland/fens as part of Sustainable Urban Drainage Systems. Consider Harvest Mouse.

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1149

Site Name: Land off Park Lane and Doctor's Lane, Allerton Bywater

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

The majority of the site is a Protected Area of Search (PAS) on the existing UDP, the south eastern part of the site is within Green Belt. As most of the site is not within Green Belt and the part that is could constitute rounding off of the settlement, the site has potential for residential development. However, concern at the scale of development in relation to the settlement size.

Site Capacity (dwellings units):

1000

Floorspace sq m (Non residential):

Residential Conclusion:

Amber

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1165

Site Name: Land North of Garforth, Barwick Road, Garforth

Site Details

Northing:	434293	Area sq m:	96554.15	Ward:	Harewood
Easting:	440606	Area Ha:	9.655415	HMCA:	Outer North East

Site Characteristics

Land Use

Existing Use 1: Agriculture
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1: Agriculture
 Neighbouring Use 2: Transport - Transport tracks & ways
 Neighbouring Use 3: Residential - Dwellings
 Other uses:
 Site State: Greenfield

Site Detail

Topography:	Flat	Boundaries:	Partially well-defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input type="checkbox"/>
Distance to Rail Station (metres):	673.37	Distance to bus stop (metres)	430.07
Nearest Railway Station	Garforth	Bus Stop ID	4418
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	Grade 3b
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	Yes	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

Green Belt site set just north of Garforth. The site is part of a wider collection of sites between Garforth and the motorway to the north, which this section borders. Currently in agricultural use the site is flat, consisting of open fields and a small group of trees in the centre. A road abuts the western boundary but the site stops just short of this, though there is an access point available if the boundary was amended.

UDP Designation

Greenbelt - N32 (%):	100.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%)	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 200px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1165

Site Name: Land North of Garforth, Barwick Road,
Garforth

Planning History

Site Ref: 1165

Site Name: Land North of Garforth, Barwick Road, Garforth

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?: No
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Low potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

No merging of settlements

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site performs an important role safeguarding countryside from encroachment

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Development of the site would have no effect on the setting and special character of historic features

Greenbelt Assessment Conclusion:

Relates poorly to settlement. Well contained by the motorway to the north reducing potential for further sprawl.

Conformity with Core Strategy

Major Urban Area:	0.00	Major Settlement	0.00
Urban Extension Area:	1.00	Smaller settlement	0.00
<u>Regeneration Priority Area:</u>			
Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00
East Leeds			

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1165

Site Name: Land North of Garforth, Barwick Road, Garforth

SHLAA Conclusions

Availability: Short term (0-5yrs) Suitability: LDF to determine Achievability: Long term (11+ years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Fails Public Transport requirements and has a poor footway connection into Garforth Town Centre

Rank (1-5)

3

Access Comments

No frontage onto highway, requires other site for access

Rank (1-5)

2

Local network comment

Route into Garforth constrained by narrow railway bridge, capacity/congestion issues on wider network

Rank (1-5)

3

Mitigation measure

The cumulative impact on capacity of local network with other large nearby sites needs to be considered, local physical constraints would also need to be addressed

Total score

8

Support?

No

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of East Leeds cluster

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Not supported (RED). Parts of the site recently assessed against Local Wildlife Site (Site of Ecological and Geological Importance, SEGI) criteria and sufficient to be designated, based on importance for Great Crested Newts.

Boundary Amendment

Supported with mitigation if Red hatched areas (Local Wildlife Site) are excluded and boundary amended as per drawing RM/1165. Mitigation will still be required to ensure impacts on Great Crested Newts are addressed. Parts of site have been designated as Local Wildlife Site in 2012.

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1165

Site Name: Land North of Garforth, Barwick Road, Garforth

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Green Belt site. The proposed HS2 rail route runs through the middle of the site, which would significantly reduce development potential for housing. The site is well contained by the motorway to the north consequently there is little potential for further sprawl into the Green Belt. Highways concerns re access - no site frontage and route to Garforth constrained by narrow railway bridge. These considerations will need to be taken into account in any detailed design and capacity may need to be reduced accordingly once more details of the proposed rail line are known.

Site Capacity (dwellings units):

254

Floorspace sq m (Non residential):

Residential Conclusion:

Amber

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1169

Site Name: Paddock to the rear of Hall Farm Road, Micklefield LS25

Site Details

Northing:	433684	Area sq m:	10089.79	Ward	Kippax and Methley
Easting:	443931	Area Ha:	1.008979	HMCA:	Outer South East

Site Characteristics

Land Use

Existing Use 1: Agriculture
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1: Agriculture
 Neighbouring Use 2: Residential - Dwellings
 Neighbouring Use 3:
 Other uses:
 Site State: Greenfield

Site Detail

Topography:	Sloping	Boundaries:	Existing well defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	2442.36	Distance to bus stop (metres)	168.99
Nearest Railway Station	East Garforth	Bus Stop ID	10894
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	Grade 2
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

Small field bordered by residential properties on three sides, to the north are further fields. Gently sloping site that due to the topography is raised slightly above the surrounding houses. Trees line the boundaries and there are two access points, one to the south and the other to the east.

UDP Designation

Greenbelt - N32 (%):	98.56	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 150px; height: 30px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1169

Site Name: Paddock to the rear of Hall Farm Road,
Micklefield LS25

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
33/150/96/OT	Outline application to erect residential development	22/05/1996	25/10/1996	R	99.22

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1169

Site Name: Paddock to the rear of Hall Farm Road,
Micklefield LS25

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?: Yes
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Low potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

No merging of settlements

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site does not perform an important role in safeguarding the countryside from encroachment

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Development of the site would have no effect on the setting and special character of historic features

Greenbelt Assessment Conclusion:

Well related to settlement. Development would round off this part of Micklefield. Well contained reducing potential for further sprawl.

Conformity with Core Strategy

Major Urban Area:	0.00	Major Settlement	0.00
Urban Extension Area:	0.00	Smaller settlement	1.00
<u>Regeneration Priority Area:</u>			
Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00
East Leeds			

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1169

Site Name: Paddock to the rear of Hall Farm Road,
Micklefield LS25

SHLAA Conclusions

Availability: Short term (0-5yrs) Suitability: LDF to determine Achievability: Long term (11+ years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Poor bus services, rail available but outside 800m buffer

Rank (1-5)

2

Access Comments

Access achievable onto St Helens Drive

Rank (1-5)

5

Local network comment

Small site with no significant impact, but cumulative issues with much larger adjacent sites

Rank (1-5)

4

Mitigation measure

Total score

11

Support?

Yes

Need to combine with other sites:

Suitability for partial development:

Highways Agency

n/a

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

Electric:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1169

Site Name: Paddock to the rear of Hall Farm Road,
Micklefield LS25

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Green Belt site. Whilst the site is well related to the existing settlement pattern, it is subject to a planning obligation requiring its retention and laying out as a tree belt in association with an adjacent planning permission. As it has not been possible to secure the provision of the tree belt through voluntary means or court action a compulsory purchase order has been made to secure the provision of the tree belt and an inquiry into the confirmation of the order is scheduled to take place in April 2013.

Site Capacity (dwellings units):

27

Floorspace sq m (Non residential):

Residential Conclusion:

Red

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1173

Site Name: Land south of Micklefield (adjacent to Honeysuckle Close) LS25

Site Details

Northing:	432048	Area sq m:	82967.99	Ward	Kippax and Methley
Easting:	444609	Area Ha:	8.296799	HMCA:	Outer South East

Site Characteristics

Land Use

Existing Use 1: Agriculture
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1: Agriculture
 Neighbouring Use 2: Residential - Dwellings
 Neighbouring Use 3: Forestry - Managed Forest
 Other uses:
 Site State: Greenfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	3191.93	Distance to bus stop (metres)	417.42
Nearest Railway Station	East Garforth	Bus Stop ID	911
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	Grade 3a
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

Flat site set just to the south of the main settlement. Currently in agricultural use as a single field. This is bordered on two sides by woodland, to the east the main road provides a frontage whilst to the north the site abuts grazing land that was part of an old quarry.

UDP Designation

Greenbelt - N32 (%):	100.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	1.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 150px; height: 30px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	Yes
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1173

Site Name: Land south of Micklefield (adjacent to Honeysuckle Close) LS25

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H33/506/74/	Additional lorry parking area with security fence and floodlights (1.7ha (4 acres)).	14/11/1974	17/02/1975	R	20.93

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1173

Site Name: Land south of Micklefield (adjacent to Honeysuckle Close) LS25

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?: Partial
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Low potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

No merging of settlements

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site does not perform an important role in safeguarding the countryside from encroachment

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Development of the site would have no effect on the setting and special character of historic features

Greenbelt Assessment Conclusion:

Set to the south of Micklefield the site only connected by one boundary. However, it is contained on all sides eliminating any potential for further sprawl.

Conformity with Core Strategy

Major Urban Area:	0.00	Major Settlement	0.00
Urban Extension Area:	0.00	Smaller settlement	0.00
<u>Regeneration Priority Area:</u>			
Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00
East Leeds			

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1173

Site Name: Land south of Micklefield (adjacent to Honeysuckle Close) LS25

SHLAA Conclusions

Availability: Short term (0-5yrs) Suitability: LDF to determine Achievability: Long term (11+ years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

100% rail

Rank (1-5)

3

Access Comments

Frontage to Great North Road should provide vsibility

Rank (1-5)

5

Local network comment

Cumulative issues

Rank (1-5)

4

Mitigation measure

Total score

12

Support?

Yes

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of East Leeds cluster

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported with mitigation to enhance the adjacent woodland to the east and south west by planting up an area of at least 0.15 hectares towards the southern corner of the site.

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1173

Site Name: Land south of Micklefield (adjacent to Honeysuckle Close) LS25

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Green Belt site. The site is set on the southern edge of Micklefield. Whilst development would extend the settlement to the south it is surrounded by woodland which provides natural screening from the countryside and eliminates the possibility of further sprawl.

Site Capacity (dwellings units):

186

Floorspace sq m (Non residential):

Residential Conclusion:

Amber

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1174

Site Name: Land to north of Micklefield Railway Station
Car Park, Micklefield, LS25

Site Details

Northing:	432746	Area sq m:	6645.37	Ward	Kippax and Methley
Easting:	444632	Area Ha:	0.664537	HMCA:	Outer South East

Site Characteristics

Land Use

Existing Use 1: Agriculture
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1: Agriculture
 Neighbouring Use 2: Residential - Dwellings
 Neighbouring Use 3: Transport - Terminals and Interchanges
 Other uses:
 Site State: Greenfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	3070.67	Distance to bus stop (metres)	208.59
Nearest Railway Station	East Garforth	Bus Stop ID	3207
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	Grade 2
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

Triangular shaped flat site set between Micklefield station and existing housing. Currently an agricultural use, the field borders the station car park to the south, the houses to the north are separated by a small access road that runs along the boundary. There is a small gap in the north east corner where the field links to further fields that are designated as a future housing site through the UDP. Trees line the the eastern boundary.

UDP Designation

Greenbelt - N32 (%):	85.19	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%)	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 150px; height: 30px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1174

Site Name: Land to north of Micklefield Railway Station
Car Park, Micklefield, LS25

Planning History

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1174

Site Name: Land to north of Micklefield Railway Station
Car Park, Micklefield, LS25

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?: Yes
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Low potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

No merging of settlements

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site does not perform an important role in safeguarding the countryside from encroachment

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Development of the site would have no effect on the setting and special character of historic features

Greenbelt Assessment Conclusion:

Development would slightly extend the settlement. Adjacent to railway station. Well contained with low potential for further sprawl.

Conformity with Core Strategy

Major Urban Area:	0.00	Major Settlement	0.00
Urban Extension Area:	0.00	Smaller settlement	1.00
<u>Regeneration Priority Area:</u>			
Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00
East Leeds			

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1174

Site Name: Land to north of Micklefield Railway Station
Car Park, Micklefield, LS25

SHLAA Conclusions

Availability: Short term (0-5yrs) Suitability: LDF to determine Achievability: Long term (11+ years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

100% rail

Rank (1-5)

3

Access Comments

Access via Garden Village is not suitable

Rank (1-5)

1

Local network comment

Cumulative issues

Rank (1-5)

4

Mitigation measure

Total score

8

Support?

No

Need to combine with other sites:

Suitability for partial development:

Highways Agency

n/a

Network Rail :

Impact on existing station, opportunity for increased car parking

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

Electric:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1174

Site Name: Land to north of Micklefield Railway Station
Car Park, Micklefield, LS25

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Green Belt site. The site is well contained by residential development to the north and the railway station and railway line to the south and the A1/M to the east. Development would effectively constitute rounding off of the settlement north of the railway. Access is an issue and would only be possible through the UDP allocated Housing site that adjoins the site in the north east corner, which is currently undeveloped.

Site Capacity (dwellings units):

25

Floorspace sq m (Non residential):

Residential Conclusion:

Amber

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1175A

Site Name: Land to the east of Brigshaw Lane, Kippax

Site Details

Northing:	429718	Area sq m:	29539.07	Ward	Kippax and Methley
Easting:	441291	Area Ha:	2.953907	HMCA:	Outer South East

Site Characteristics

Land Use

Existing Use 1:	Agriculture
Existing Use 2:	
Existing Use 3:	
Neighbouring Use 1	Agriculture
Neighbouring Use 2:	Residential - Dwellings
Neighbouring Use 3:	Other
Other uses:	SEGI
Site State:	Greenfield

Site Detail

Topography:	Flat	Boundaries:	Partially well-defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	3335.45	Distance to bus stop (metres)	277.06
Nearest Railway Station	East Garforth	Bus Stop ID	1249
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	Grade 3
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

Currently an agricultural use the site consists of a square shaped field bordered by trees. It has a road frontage along the western boundary and abuts a Site of Ecological and Geological Importance (SEGI) to the east (the SHLAA site has been separated so this section is no longer included within this site).

UDP Designation

Greenbelt - N32 (%):	100.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%)	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 150px; height: 30px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1175A

Site Name: Land to the east of Brigshaw Lane, Kippax

Planning History

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?: Partial
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

High potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

No merging but there is no defensible boundary

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site performs an important role safeguarding countryside from encroachment

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Development of the site would have marginal effect on the setting & special character of historic features, which

Greenbelt Assessment Conclusion:

Set to the south of settlement but is linked to the north and west. No defensible boundary to south could lead to further sprawl.

Conformity with Core Strategy

Major Urban Area:	0.00	Major Settlement	0.00
Urban Extension Area:	0.00	Smaller settlement	1.00
<u>Regeneration Priority Area:</u>			
Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00
East Leeds			

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1175A

Site Name: Land to the east of Brigshaw Lane, Kippax

SHLAA Conclusions

Availability:

Suitability:

Achievability:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Green Belt site. The site is designated N5 proposed greenspace on the existing UDP, however, the site is still in agricultural use. See also greenspace section, page 27, question G9. The original SHLAA site has been split as the eastern side is a protected Site of Ecological and Geological Importance (SEGI), site B, so is not considered suitable for development. In Green Belt terms there is existing residential development to the west and north of the site so the site relates well to the existing settlement.

Site Capacity (dwellings units): 76 **Floorspace sq m (Non residential):** 0

Residential Conclusion:
Amber

Retail Conclusion:
Not assessed

Employment Conclusion:
Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1175B

Site Name: Land to the east of Brigshaw Lane, Kippax

Site Details

Northing:	429772	Area sq m:	10087.91	Ward	Kippax and Methley
Easting:	441425	Area Ha:	1.008791	HMCA:	Outer South East

Site Characteristics

Land Use

Existing Use 1:	Other - SEGI
Existing Use 2:	
Existing Use 3:	
Neighbouring Use 1	Agriculture
Neighbouring Use 2:	Residential - Dwellings
Neighbouring Use 3:	
Other uses:	
Site State:	Greenfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	Significant Tree Cover	Road Frontage	<input type="checkbox"/>
Distance to Rail Station (metres):	3272.84	Distance to bus stop (metres)	241.39
Nearest Railway Station	East Garforth	Bus Stop ID	1249
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	Grade 3
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

The site is designated as a Site of Ecological & Geological Importance (SEGI). Site is roughly square, flat and overgrown. A pylon is situated in the south east corner.

UDP Designation

Greenbelt - N32 (%):	100.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%)	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<input type="text"/>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1175B

Site Name: Land to the east of Brigshaw Lane, Kippax

Planning History

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?: No
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

High potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

No merging but there is no defensible boundary

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site performs an important role safeguarding countryside from encroachment

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Development of the site would have a significant effect on the setting and special character of historic features

Greenbelt Assessment Conclusion:

Protected SEGI. Performs important function in protecting countryside.

Conformity with Core Strategy

Major Urban Area:	0.00	Major Settlement	0.00
Urban Extension Area:	0.00	Smaller settlement	0.00
<u>Regeneration Priority Area:</u>			
Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00
East Leeds			

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1175B

Site Name: Land to the east of Brigshaw Lane, Kippax

SHLAA Conclusions

Availability:

Suitability:

Achievability:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Green Belt site. This section of SHLAA site 1175 is a protected Site of Ecological and Geological Importance (SEGI) on the existing UDP and West Yorkshire Ecology have objected to its potential development.

Site Capacity (dwellings units): 32 Floorspace sq m (Non residential): 0

Residential Conclusion:

Red

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1176

Site Name: Land to the south of Pit Lane, Micklefield, LS25

Site Details

Northing:	432596	Area sq m:	42955.18	Ward	Kippax and Methley
Easting:	444295	Area Ha:	4.295518	HMCA:	Outer South East

Site Characteristics

Land Use

Existing Use 1:	Agriculture
Existing Use 2:	Recreation & Leisure - Allotment and city farm
Existing Use 3:	
Neighbouring Use 1	Agriculture
Neighbouring Use 2:	Residential - Dwellings
Neighbouring Use 3:	
Other uses:	
Site State:	Greenfield

Site Detail

Topography:	Sloping	Boundaries:	Existing well defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	2756.31	Distance to bus stop (metres)	161.12
Nearest Railway Station	East Garforth	Bus Stop ID	3207
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

Gently sloping, triangular shaped site which abuts housing to the east. Currently used for agriculture the site is a single field but has allotments currently in use in the southern corner. A road frontage runs along the northern boundary, to the west is offices and to the south of this is a steep bank that was part of an old quarry.

UDP Designation

Greenbelt - N32 (%):	1.17	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	97.39	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%)	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	Yes
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1176

Site Name: Land to the south of Pit Lane, Micklefield,
LS25

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H33/313/74/	Concrete block double garage.	07/08/1974	25/11/1974	W	31.73

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1176

Site Name: Land to the south of Pit Lane, Micklefield, LS25

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Major Urban Area:	0.00	Major Settlement	0.00
Urban Extension Area:	0.00	Smaller settlement	1.00
<u>Regeneration Priority Area:</u>			
Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00
East Leeds			

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1176

Site Name: Land to the south of Pit Lane, Micklefield, LS25

SHLAA Conclusions

Availability: Short term (0-5yrs) Suitability: LDF to determine Achievability: Medium term (6-10 years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

100% rail

Rank (1-5)

4

Access Comments

Visibility achievable on Pit Lane, however narrow road with footway on on side and nas limited visibility at junction with Great North Road

Rank (1-5)

5

Local network comment

Cumulative issues

Rank (1-5)

4

Mitigation measure

Junction improvement of Pit Lane and Great North Road

Total score

13

Support?

Yes with mitigation

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of East Leeds cluster

Network Rail :

Possible impact on Mickelfield Parkway

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1176

Site Name: Land to the south of Pit Lane, Micklefield, LS25

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

The site is a Protected Area of Search (PAS) on the existing UDP, not within the Green Belt. The site has a long road frontage. The southern part of the site is currently being used for allotments. Retention or replacement of allotments can be considered at detailed design stage.

Site Capacity (dwellings units):

98

Floorspace sq m (Non residential):

Residential Conclusion:

Green

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1226

Site Name: Nanny Goat Lane (land North of) and adjacent to M1 Garforth

Site Details

Northing:	434005	Area sq m:	174141.89	Ward:	Harewood
Easting:	440024	Area Ha:	17.414189	HMCA:	Outer North East

Site Characteristics

Land Use

Existing Use 1: Agriculture
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1: Agriculture
 Neighbouring Use 2: Residential - Dwellings
 Neighbouring Use 3: Transport - Transport tracks & ways
 Other uses:
 Site State: Greenfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	737.41	Distance to bus stop (metres)	326.07
Nearest Railway Station	Garforth	Bus Stop ID	4418
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	Grade 3b
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	Yes	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

Roughly triangular in shape the site has a current agricultural use consisting of open fields. The site is flat and bordered to the north and west by roads, though the motorway to the north is inaccessible. To the south are sporadic dwellings and beyond this the railway line.

UDP Designation

Greenbelt - N32 (%):	100.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 150px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1226

Site Name: Nanny Goat Lane (land North of) and adjacent to M1 Garforth

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
33/6/93/FU	Extraction of coal and fireclay by opencast mining m	12/01/1993	14/01/1994	R	72.78
33/308/94/FU	Variation of condition no 9 of application no 33/6/93/fu (transportation of abnormal heavy loads)	01/11/1994	22/12/1994	A	72.78

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1226

Site Name: Nanny Goat Lane (land North of) and adjacent to M1 Garforth

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?: No
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Low potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

No merging of settlements

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site does not perform an important role in safeguarding the countryside from encroachment

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Development of the site would have no effect on the setting and special character of historic features

Greenbelt Assessment Conclusion:

Isolated site that relates poorly to settlement. It is well contained by roads and a railway line reducing potential for further sprawl.

Conformity with Core Strategy

Major Urban Area:	0.00	Major Settlement	0.00
Urban Extension Area:	1.00	Smaller settlement	0.00
<u>Regeneration Priority Area:</u>			
Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00
East Leeds			

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1226

Site Name: Nanny Goat Lane (land North of) and adjacent to M1 Garforth

SHLAA Conclusions

Availability: Medium term (6-10 y) Suitability: LDF to determine Achievability: Long term (11+ years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Poor footway connection into Garforth Town Centre with little scope for mitigation due to restriction under nearby railway bridge

Rank (1-5)

3

Access Comments

The level of development would require multiple accesses to be provided, position of new junctions would need to be considered in conjunction with access requirement for sites on opposite side of Barwick Road

Rank (1-5)

4

Local network comment

Route into Garforth constrained by narrow railway bridge, significant cumulative capacity/congestion issues on wider network

Rank (1-5)

2

Mitigation measure

Unclear whether the physical constraints on Barwick Road can be mitigated. Significant cumulative impact on capacity of local network with other large nearby sites

Total score

9

Support?

No

Need to combine with other sites:

Suitability for partial development:

No

Highways Agency

Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of East Leeds cluster.

Network Rail :

Level crossing; asset protection issues. Contribution to Garforth station facilities Nanny Goat Lane in part Network Rail ownership

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported with mitigation to protect and enhance the wildlife corridor function alongside the south side of the motorway through native shrub planting and a network of wildlife ponds to benefit the locally important population of Great Crested Newts.

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1226

Site Name: Nanny Goat Lane (land North of) and adjacent to M1 Garforth

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Green Belt site. The proposed HS2 rail route affects the northern part of the site. The site is well contained by the motorway to the north so little potential for further sprawl into the Green Belt. Flat site with road frontage. Highways concerns re access - route to Garforth constrained by narrow railway bridge. These considerations will need to be taken into account in any detailed design and capacity may need to be reduced accordingly once more details of the proposed rail line are known.

Site Capacity (dwellings units):

457

Floorspace sq m (Non residential):

Residential Conclusion:

Amber

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1232

Site Name: Land at Stourton Grange Farm, Selby Road - Ridge Road, Garforth LS25

Site Details

Northing:	432935	Area sq m:	2583339.38	Ward	Garforth and Swillington
Easting:	442450	Area Ha:	258.333938	HMCA:	Outer South East

Site Characteristics

Land Use

Existing Use 1: Agriculture
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1: Agriculture
 Neighbouring Use 2: Residential - Dwellings
 Neighbouring Use 3:
 Other uses:
 Site State: Greenfield

Site Detail

Topography:	Flat	Boundaries:	Partially well-defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	881.05	Distance to bus stop (metres)	779.81
Nearest Railway Station	East Garforth	Bus Stop ID	6754
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	Grade 2
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	29.23
Health and Safety Executive Gas Pipeline:	Yes	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

Large site currently having an agricultural use consisting of several fields, a large farm in the centre and some plant growing tunnels to the north. The site adjoins the whole of the east side of Garforth and is roughly the same size as Garforth, it slopes upwards towards the east. A road runs along the western boundary and a railway line splits the site through the centre.

UDP Designation

Greenbelt - N32 (%):	99.99	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 150px; height: 30px;"></div>
Proposed Greenspace - N5:	0.27		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	Yes
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1232

Site Name: Land at Stourton Grange Farm, Selby Road -
Ridge Road, Garforth LS25

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
08/00988/FU	Use of land for siting of seasonal workers caravans and an additional 24ha of polytunnels to farm	20/02/2008	18/03/2009	A	11.39
11/05424/FU	Variation of conditions 1, 2, 4, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 19 of previous approval 08/00988/FU to permit the retention of agricultural workers caravans and polytunnels	23/12/2011	23/07/2012	A	10.86
09/03961/COND	Consent, agreement or approval required by conditions 6, 12 and 14 of Planning Application 08/00988/FU	07/09/2009	27/01/2012	A	11.39

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1232

Site Name: Land at Stourton Grange Farm, Selby Road - Ridge Road, Garforth LS25

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?: No
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Low potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

No merging but would significantly reduce the green belt gap

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site performs an important role safeguarding countryside from encroachment

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Development of the site would have marginal effect on the setting & special character of historic features, which

Greenbelt Assessment Conclusion:

Large site that would result in significant encroachment in the green belt. Well contained by roads that surround the site but would reduce separation between settlements. Good links to Garforth.

Conformity with Core Strategy

Major Urban Area:	0.00	Major Settlement	1.00
Urban Extension Area:	1.00	Smaller settlement	0.00
<u>Regeneration Priority Area:</u>			
Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00
East Leeds			

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1232

Site Name: Land at Stourton Grange Farm, Selby Road - Ridge Road, Garforth LS25

SHLAA Conclusions

Availability: Short term (0-5yrs) Suitability: LDF to determine Achievability: Long term (11+ years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

10% 4 buses per hour, 20% rail, 10% primary

Rank (1-5)

2

Access Comments

Large scale development, will require multiple access points, access positions on Ridge Road need to be considered in conjunction with access to large development site opposite

Rank (1-5)

5

Local network comment

Significant cumulative issues

Rank (1-5)

4

Mitigation measure

Total score

11

Support?

Yes, but likely significant external network capacity issues

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of East Leeds cluster.

Network Rail :

Improvements to Garforth station and/or Micklefield Parkway.Asset protection. Very long term 4 tracking

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1232

Site Name: Land at Stourton Grange Farm, Selby Road - Ridge Road, Garforth LS25

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Green Belt site. The site is large in scale and would result in a significant extension to the east of Garforth. Whilst development would represent a significant incursion into Green Belt, reducing the gap between Garforth and Micklefield, the main road that runs between the two settlements would act as a new strong defensible boundary. The proposed HS2 rail line runs through a portion of the northern section. Significant highways mitigation measures are likely to be required.

Site Capacity (dwellings units):

6300

Floorspace sq m (Non residential):

Residential Conclusion:

Amber

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1237

Site Name: Land to the north and east of Astley Lane,
Swillington,

Site Details

Northing:	429628	Area sq m:	61728.95	Ward	Garforth and Swillington
Easting:	438896	Area Ha:	6.172895	HMCA:	Outer South East

Site Characteristics

Land Use

Existing Use 1:	Agriculture
Existing Use 2:	
Existing Use 3:	
Neighbouring Use 1	Agriculture
Neighbouring Use 2:	Industry and business - Manufacturing & Wholesale
Neighbouring Use 3:	
Other uses:	
Site State:	Greenfield

Site Detail

Topography:	Sloping	Boundaries:	Existing well defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	2147.61	Distance to bus stop (metres)	467.26
Nearest Railway Station	Woodlesford	Bus Stop ID	7695
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	Grade 3
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

Greenfield site to the south of Swillington. Separated from residential area by industrial estate to the north.

UDP Designation

Greenbelt - N32 (%):	94.58	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%)	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1237

Site Name: Land to the north and east of Astley Lane,
Swillington,

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H33/223/87/	Operation of two hydraulic shovels and attendant dump trucks, on extended hours, to open cast mine.	11/08/1987	21/09/1987	A	90.34
H33/281/86/1	Extension of temporary permission regarding the hours of operation of a second hydraulic shovel and 3 dump trucks to	06/01/1987	02/02/1987	A	89.94
H33/696/80/	Tipping of colliery spoil, to opencast coal site.	26/11/1980	24/02/1981	A	89.73
H33/281/86/	Amendment to previous authorisation involving the hours of operation of a second hydraulic shovel and 3 dump trucks to	29/09/1986	13/10/1986	A	90.22

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1237

Site Name: Land to the north and east of Astley Lane, Swillington,

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?: No
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Low potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

No merging of settlements

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site does not perform an important role in safeguarding the countryside from encroachment

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Development of the site would have no effect on the setting and special character of historic features

Greenbelt Assessment Conclusion:

Green Belt site to the south of Swillington. Development would extend the settlement to the south and could set a precedent for further sprawl to the north and east of the site.

Conformity with Core Strategy

Major Urban Area:	0.00	Major Settlement	0.00
Urban Extension Area:	1.00	Smaller settlement	1.00
<u>Regeneration Priority Area:</u>			
Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00
East Leeds			

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1237

Site Name: Land to the north and east of Astley Lane, Swillington,

SHLAA Conclusions

Availability: Short term (0-5yrs) Suitability: LDF to determine Achievability: Long term (11+ years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

5% Health, 40% Primary, No Secondary, No Employment, No Transport

Rank (1-5)

1

Access Comments

Frontage on Astley Lane with scope for required visibility

Rank (1-5)

4

Local network comment

The scale of the development should not cause an issue on the local network

Rank (1-5)

5

Mitigation measure

Speed limit reduction from National to 30mph along and in advance of site frontage may also require traffic calming features to support reduction

Total score

10

Support?

No

Need to combine with other sites:

Suitability for partial development:

Highways Agency

n/a

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported with mitigation to protect and enhance the beck that flows down the east of the site (which flows to St Aidans). Provide a 20 metre buffer from the beck.

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

Electric:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1237

Site Name: Land to the north and east of Astley Lane, Swillington,

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Green Belt site to the south of Swillington. Although the site borders an industrial/trading estate, the site is poorly connected with the residential area of Swillington. Development would extend the settlement to the south and could set a precedent for further sprawl to the north and east of the site. Highways concerns re poor accessibility.

Site Capacity (dwellings units):

137

Floorspace sq m (Non residential):

Residential Conclusion:

Red

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1244

Site Name: Land to the North of Garforth Cliffe Park,
LS25

Site Details

Northing:	432169	Area sq m:	34814.38	Ward	Garforth and Swillington
Easting:	441634	Area Ha:	3.481438	HMCA:	Outer South East

Site Characteristics

Land Use

Existing Use 1:	Agriculture
Existing Use 2:	
Existing Use 3:	
Neighbouring Use 1	Agriculture
Neighbouring Use 2:	Residential - Dwellings
Neighbouring Use 3:	Recreation & Leisure - Holiday Park
Other uses:	
Site State:	Greenfield

Site Detail

Topography:	Flat	Boundaries:	Partially well-defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input type="checkbox"/>
Distance to Rail Station (metres):	874.68	Distance to bus stop (metres)	340.30
Nearest Railway Station	East Garforth	Bus Stop ID	12496
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	Grade 2
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

Flat rectangular site currently with an agricultural use. It is bordered to the south by a caravan park, reservoir and a small area of woodland. To the east is existing housing and to the west and north are further fields. There is an access road in the south west corner but this would not be wide enough or suitable to support a new housing development.

UDP Designation

Greenbelt - N32 (%):	99.89	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%)	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<input type="text"/>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1244

Site Name: Land to the North of Garforth Cliffe Park,
LS25

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H33/245/76/1	Renewal of outline permission to erect service reservoir, with access road and pipe corridors, to agricultural	06/06/1979	10/09/1979	A	29.95
H33/245/76/	Outline application to erect service reservoir, with access road and pipe corridors, to agricultural land, quar	30/03/1976	02/08/1976	A	30.54
33/118/97/FU	Use of agricultural land as cricket pitch and two football pitches	14/05/1997	13/02/1998	A	97.44
33/151/02/FU	Change of use of agricultural land to golf practice area	05/04/2002	06/06/2002	R	96.47

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1244

Site Name: Land to the North of Garforth Cliffe Park, LS25

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?: Yes
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Low potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

No merging of settlements

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site performs an important role safeguarding countryside from encroachment

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Development of the site would have no effect on the setting and special character of historic features

Greenbelt Assessment Conclusion:

Well contained site with good links to settlement. Development would round off this section of Garforth.

Conformity with Core Strategy

Major Urban Area:	0.00	Major Settlement	1.00
Urban Extension Area:	1.00	Smaller settlement	0.00
<u>Regeneration Priority Area:</u>			
Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00
East Leeds			

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1244

Site Name: Land to the North of Garforth Cliffe Park, LS25

SHLAA Conclusions

Availability: Short term (0-5yrs) Suitability: LDF to determine Achievability: Long term (11+ years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Poor buses, 20% primary, 50% secondary, 50% health

Rank (1-5)

2

Access Comments

No frontage onto adopted highway, abuts larger potential development sites

Rank (1-5)

3

Local network comment

Significant cumulative issues

Rank (1-5)

4

Mitigation measure

Total score

9

Support?

No

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of East Leeds cluster.

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1244

Site Name: Land to the North of Garforth Cliffe Park, LS25

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Green Belt site. The site is well related to Garforth and, with site 3110 would round off the settlement if developed. It is flat with no constraints apart from access. Highways concerns re no direct access. Would have to access through adjoining sites.

Site Capacity (dwellings units):

84

Floorspace sq m (Non residential):

Residential Conclusion:

Amber

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1269

Site Name: Land between Pit Lane and Roman Road , Micklefield

Site Details

Northing:	432286	Area sq m:	276620.60	Ward	Kippax and Methley
Easting:	443412	Area Ha:	27.66206	HMCA:	Outer South East

Site Characteristics

Land Use

Existing Use 1:	Agriculture
Existing Use 2:	
Existing Use 3:	
Neighbouring Use 1	Agriculture
Neighbouring Use 2:	Mineral workings and quarries
Neighbouring Use 3:	
Other uses:	
Site State:	Greenfield

Site Detail

Topography:	Flat	Boundaries:	Partially well-defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	1986.10	Distance to bus stop (metres)	836.46
Nearest Railway Station	East Garforth	Bus Stop ID	12951
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	Grade 2
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	Yes	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

Large flat site currently with an agricultural use. Fields surround a farm in the centre, the site is bordered to the south and west by roads. There is a quarry to the east and some sporadic housing that runs along the north east boundary. Trees line the northern border containing the site.

UDP Designation

Greenbelt - N32 (%):	99.74	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%)	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 150px; height: 30px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?: Yes Within 100m of Minerals Safeguarding Site?: Yes

<i>Site</i>	<i>Site Type</i>
Peckfield Quarry Micklefield	Quarries
Peckfield Quarry Micklefield	Landfill Sites

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1269

Site Name: Land between Pit Lane and Roman Road ,
Micklefield

Planning History

Site Ref: 1269

Site Name: Land between Pit Lane and Roman Road , Micklefield

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?: No
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

High potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

No merging but would significantly reduce the green belt gap

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site performs an important role safeguarding countryside from encroachment

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Development of the site would have no effect on the setting and special character of historic features

Greenbelt Assessment Conclusion:

Isolated site that does not relate to settlement. Development would reduce the separation between Garforth and Micklefield and set a precedent for further sprawl.

Conformity with Core Strategy

Major Urban Area:	0.00	Major Settlement	0.00
Urban Extension Area:	0.00	Smaller settlement	1.00
<u>Regeneration Priority Area:</u>			
Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00
East Leeds			

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1269

Site Name: Land between Pit Lane and Roman Road ,
Micklefield

SHLAA Conclusions

Availability: Short term (0-5yrs) Suitability: LDF to determine Achievability: Long term (11+ years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

The site fails all the accessibility criteria

Rank (1-5)

1

Access Comments

Has frontage access to the highway

Rank (1-5)

4

Local network comment

Local congestion issues

Rank (1-5)

3

Mitigation measure

Total score

8

Support?

No

Need to combine with other sites:

Would require the development of 1232 and 2157 to meet CS standards

Suitability for partial development:

N/A

Highways Agency

Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of East Leeds cluster.

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported with mitigation to protect and enhance the wildlife corridor function of the land to the north, and tree belt along the roadside to the west i.e. minimum 20 metre buffer along northern boundary and retention of vegetation along road to the west.

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1269

Site Name: Land between Pit Lane and Roman Road ,
Micklefield

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Green Belt site. Isolated site, unrelated to the existing settlement of Micklefield. Development would set a precedent for unrestricted sprawl and contribute to the coalescence of Garforth and Micklefield. Highways concerns re poor accessibility.

Site Capacity (dwellings units):

621

Floorspace sq m (Non residential):

Residential Conclusion:

Red

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

Site Ref: 1270

Site Name: Land between Pit Lane and the Crescent
Micklefield

Site Details

Northing:	432359	Area sq m:	147848.79	Ward	Kippax and Methley
Easting:	444319	Area Ha:	14.784879	HMCA:	Outer South East

Site Characteristics

Land Use

Existing Use 1: Agriculture
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1: Agriculture
 Neighbouring Use 2: Residential - Dwellings
 Neighbouring Use 3: Mineral workings and quarries
 Other uses:
 Site State: Greenfield

Site Detail

Topography:	Sloping	Boundaries:	Existing well defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	2827.36	Distance to bus stop (metres)	205.68
Nearest Railway Station	East Garforth	Bus Stop ID	12482
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	Grade 2
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

The site is a disused part of the quarry to the west, it now has an agricultural use as grazing land. The eastern section borders the southern part of Micklefield, here the site slopes steeply upwards before levelling off once it is much higher than the settlement.

UDP Designation

Greenbelt - N32 (%):	94.99	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.03	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%)	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	1.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 150px; height: 30px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	Yes	Within 100m of Minerals Safeguarding Site?:	Yes
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<i>Site</i>	<i>Site Type</i>
Peckfield Quarry Micklefield	Quarries
Peckfield Quarry Micklefield	Landfill Sites

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1270

Site Name: Land between Pit Lane and the Crescent
Micklefield

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
33/49/93/FU	Variation of conditions 1, 3, 5, 20, 25, 27, 33, 34, 48, and 57 of application no 88/33/00264 (limit of mineral extraction)	22/02/1993	30/07/1993	A	16.07
H33/313/74/	Concrete block double garage.	07/08/1974	25/11/1974	W	71.59

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1270

Site Name: Land between Pit Lane and the Crescent
Micklefield

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?: Partial
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Low potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

No merging of settlements

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site does not perform an important role in safeguarding the countryside from encroachment

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Development of the site would have no effect on the setting and special character of historic features

Greenbelt Assessment Conclusion:

Site is set to the west of settlement and doesn't relate particularly well. However, it is fairly well contained by the quarry to the west which reduces potential for further sprawl.

Conformity with Core Strategy

Major Urban Area:	0.00	Major Settlement	0.00
Urban Extension Area:	0.00	Smaller settlement	1.00
<u>Regeneration Priority Area:</u>			
Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00
East Leeds			

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1270

Site Name: Land between Pit Lane and the Crescent
Micklefield

SHLAA Conclusions

Availability: Short term (0-5yrs) Suitability: LDF to determine Achievability: Long term (11+ years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

4 buses per hour, 100% primary, 40% secondary, 100% health

Rank (1-5)

4

Access Comments

Frontage onto Moorleigh Drive

Rank (1-5)

5

Local network comment

Small site with no significant impact

Rank (1-5)

5

Mitigation measure

Total score

14

Support?

Yes

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of East Leeds cluster.

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Not supported (RED). Possible Magnesian Limestone grassland areas that will need to be removed - further botanical survey required and Red areas will need to be assessed against Local Wildlife Site (SEGI) criteria.

Boundary Amendment

Supported with mitigation if Red hatched areas are excluded and the boundary is amended as per drawing RM/1270. Mitigation will still be required to ensure adjacent habitats are protected and enhanced. Parts of the site are potential Local Wildlife Site -

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1270

Site Name: Land between Pit Lane and the Crescent
Micklefield

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Green Belt site. The site is adjacent to an existing quarry and slopes steeply because of this. Development would not relate well to the existing settlement form and could set a precedent for further Green Belt sprawl. Development would be highly visible due to the height and sloping nature of the land.

Site Capacity (dwellings units):

333

Floorspace sq m (Non residential):

Residential Conclusion:

Amber

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1321

Site Name: Moorleigh Drive, South of Pondfields Drive, Kippax

Site Details

Northing:	430637	Area sq m:	3349.72	Ward	Kippax and Methley
Easting:	441689	Area Ha:	0.334972	HMCA:	Outer South East

Site Characteristics

Land Use

Existing Use 1:	Recreation & Leisure - Allotment and city farm
Existing Use 2:	
Existing Use 3:	
Neighbouring Use 1	Recreation & Leisure - Allotment and city farm
Neighbouring Use 2:	Residential - Dwellings
Neighbouring Use 3:	
Other uses:	
Site State:	Greenfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	Significant Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	2406.52	Distance to bus stop (metres)	127.83
Nearest Railway Station	East Garforth	Bus Stop ID	2357
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	Urban
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

The site is the central section of a larger allotment site. Small and roughly square the site appears to have been vacant for some time, and is overgrown. Residential properties border the site to the east and west, access is also available via a road to the west.

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%)	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	99.99	Other?:	<div style="border: 1px solid black; width: 150px; height: 30px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1321

Site Name: Moorleigh Drive, South of Pondfields Drive,
Kippax

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H33/898/79/	Outline application to erect detached bungalow with garage, to vacant site.(site area 0.33ha)	01/11/1979	31/12/1979	R	79.48
H33/822/78/	Outline application to lay out access and erect residential development to vacant site (site area 0.34ha (0.	09/10/1978	02/01/1979	R	88.18
H33/867/78/	Outline application to lay out access road and erect seven detached houses to allotment site. (site area	18/10/1978	22/01/1979	W	78.72
12/02642/CLE	Certificate of Existing lawful use of allotments as vacant land	14/06/2012	09/08/2012	W	98.01
H33/351/87/	Outline application to erect residential development, to allotments site. (site area 0.31ha)	23/12/1987	14/03/1988	A	90.28

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1321

Site Name: Moorleigh Drive, South of Pondfields Drive, Kippax

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Major Urban Area:	0.00	Major Settlement	0.00
Urban Extension Area:	1.00	Smaller settlement	1.00
<u>Regeneration Priority Area:</u>			
Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00
East Leeds			

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1321

Site Name: Moorleigh Drive, South of Pondfields Drive, Kippax

SHLAA Conclusions

Availability: Medium term (6-10 y) Suitability: LDF to determine Achievability: Long term (11+ years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Meets Core Strategy standards in most areas but falls short of secondary education

Rank (1-5)

4

Access Comments

Has access onto Pondfields Drive

Rank (1-5)

5

Local network comment

Spare capacity in this area

Rank (1-5)

5

Mitigation measure

None

Total score

14

Support?

Yes

Need to combine with other sites:

No

Suitability for partial development:

n/a

Highways Agency

n/a

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

Electric:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1321

Site Name: Moorleigh Drive, South of Pondfields Drive, Kippax

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Designated as N1A allotment site on the existing UDP. Loss of greenspace would need to be considered through the greenspace review. See greenspace section, page 28, question G10. Development would be set within the middle of the allotment area, so could set a precedent for further pressure to release adjacent land.

Site Capacity (dwellings units):

13

Floorspace sq m (Non residential):

Residential Conclusion:

Red

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1357

Site Name: Ninevah Lane, Allerton Bywater

Site Details

Northing:	428414	Area sq m:	29027.55	Ward	Kippax and Methley
Easting:	440644	Area Ha:	2.902755	HMCA:	Outer South East

Site Characteristics

Land Use

Existing Use 1:	Agriculture
Existing Use 2:	Residential - Dwellings
Existing Use 3:	
Neighbouring Use 1	Agriculture
Neighbouring Use 2:	Residential - Dwellings
Neighbouring Use 3:	
Other uses:	
Site State:	Mix

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	3880.62	Distance to bus stop (metres)	245.64
Nearest Railway Station	Woodlesford	Bus Stop ID	1045
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	Grade 4
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

The site is flat, roughly square and joined by residential development to the east and the north. The land has a mix of uses, residential properties are located in the south west corner, and a farm building currently used as a kennels is to the south east. Above this to the north is vacant grassland. The site is contained to the west by a dense tree line and to the north by a public footpath.

UDP Designation

Greenbelt - N32 (%):	99.98	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%)	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 150px; height: 30px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H33/489/75/	Outline application to erect one detached 3 bedroomed dormi bungalow with detached garage, to smallholding	07/07/1975	06/10/1975	R	12.65
H33/707/78/	Outline application to erect hatchery unit, and to renov ate farmhouse, to smallholding .	21/08/1978	04/12/1978	R	11.98
H33/484/80/	Outline application to erect detached bungalow and garage to form small holding to vacant site. (site area	23/07/1980	29/09/1980	R	13.34
H33/290/86/	Alterations including new staircase and roof light and 2 dormer windows, to form 2 bedrooms and shower room in roof space	14/10/1986	12/11/1986	A	18.88
11/04310/FU	Retrospective use of land for siting of mobile home with associated works and retention of chicken shed, 2 single stables and dog pen	12/10/2011	23/02/2012	R	15.77
H33/508/80/	Outline application to erect extension to detached house .	08/08/1980	29/09/1980	R	11.39
H33/283/74/	Outline application to erect residential development, to site of existing boarding kennels (site area 2.h (4.7 acres	31/07/1974	04/11/1974	R	76.78
H33/73/81/	Alterations, to form enlarged bathroom, and extensions, to form store and kitchen, to rear, and 2 bedrooms, to side of de	12/02/1981	27/02/1981	A	18.60
06/03910/FU	1 block of 6 stables to meadow land	26/06/2006	14/09/2006	R	13.23
H33/925/79/	Change of use of part of poultry farm to agricultural tool and contractors plant store.	09/11/1979	31/12/1979	R	17.96
H33/44/79/	Outline application to erect detached bungalow to boarding kennels.	22/01/1979	23/04/1979	R	65.56
H33/688/77/	Detached block of boarding kennels to site of existing boarding kennels.	11/10/1977	23/01/1978	A	65.53
10/03982/FU	Detached stable block	31/08/2010	10/11/2010	A	16.30
06/06384/FU	Erection of one block of 6 stables to vacant land	25/10/2006	18/12/2006	A	13.23
H33/123/74/	Extension to kitchen and new bay window to bedroom, to detached bungalow.	15/05/1974	24/06/1974	A	65.53

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1357

Site Name: Ninevah Lane, Allerton Bywater

12/03296/COND	Consent, agreement or approval required by conditions 5 and 6 for planning permission for Change of use of the land for the purposes of the stationing of caravans for human habitation, the creation of a a hardstanding by the deposit of hardcore, the erection of fencing and gates, timber sheds and generator housing and the parking of private motor vehicles ancillary to the residential use of the Land and commercial vehicles used in connection with the business of the owner/occupier of the Land allowed on appeal to the Secretary of State 2166315 (E/11/00755/UCU3)	30/07/2012	22/10/2012	A	15.77
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?: Partial
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Low potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

No merging of settlements

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site does not perform an important role in safeguarding the countryside from encroachment

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Development of the site would have no effect on the setting and special character of historic features

Greenbelt Assessment Conclusion:

Strong links to settlement. Well contained by tree to west reducing potential for further sprawl.

Conformity with Core Strategy

Major Urban Area:	0.00	Major Settlement	0.00
Urban Extension Area:	0.00	Smaller settlement	1.00
<u>Regeneration Priority Area:</u>			
Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00
East Leeds			

Site Ref: 1357

Site Name: Ninevah Lane, Allerton Bywater

SHLAA Conclusions

Availability: Short term (0-5yrs) Suitability: LDF to determine Achievability: Long term (11+ years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Good accessibility

Rank (1-5)

5

Access Comments

Access from Ninevah Lane

Rank (1-5)

5

Local network comment

No issues

Rank (1-5)

5

Mitigation measure

Ninevah Lane would need improvements to width and pedestrian facilities

Total score

15

Support?

Yes with mitigation

Need to combine with other sites:

Suitability for partial development:

Highways Agency

n/a

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported with mitigation to protect and enhance the adjacent Lowther North Site of Ecological and Geological Interest through native hedgerow and scrub planting in the south western corner.

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1357

Site Name: Ninevah Lane, Allerton Bywater

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Green Belt site. The site has strong links with the settlement connected to residential development to the east and the north. The site is well contained on all sides, the trees lining the western boundary create a natural buffer that would prevent further sprawl into the Green Belt.

Site Capacity (dwellings units):

65

Floorspace sq m (Non residential):

Residential Conclusion:

Green

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1366

Site Name: Land south of Selby Road, Garforth , LS25 1

Site Details

Northing:	432359	Area sq m:	10561.27	Ward	Garforth and Swillington
Easting:	439869	Area Ha:	1.056127	HMCA:	Outer South East

Site Characteristics

Land Use

Existing Use 1: Residential - Dwellings
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1 Residential - Dwellings
 Neighbouring Use 2: Agriculture
 Neighbouring Use 3:
 Other uses:
 Site State: Brownfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	1486.27	Distance to bus stop (metres)	36.49
Nearest Railway Station	Garforth	Bus Stop ID	3186
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	Grade 3
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

Three separate sites all set along Selby Road. These are small, flat brownfield sites, two with existing houses on. The other is an access way into properties and some parking.

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.21	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%)	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 150px; height: 30px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H33/417/76/	Outline application to erect d etached bungalow, to small holding.	02/06/1976	23/08/1976	A	21.63
H33/411/80/	Outline application to erect d etached house to vacant site.	19/06/1980	08/09/1980	R	24.80
H33/587/74/	Outline application to erect o ne detached bungalow to va cant site (site area 0.61ha (1 .5 acres)).	19/12/1974	10/03/1975	R	23.25
H33/215/79/	Laying out of access and erect ion of detached 4 bedroomhouse , with integral double garage, to vacant site. (site area	23/03/1979	02/07/1979	A	22.25
33/9/02/RM	Two detached dwelling houses	09/01/2002	02/08/2002	A	15.01
08/05894/CLE	Certificate of Lawful use of land as a nursery	16/10/2008		APPRET	24.75
H33/347/77/	Detached bungalow, comprising 3 bedrooms, bathroom, hall, kitch en, and lounge, with integral ga rage, to smallholding(site area	26/05/1977	08/08/1977	A	21.73
H33/111/76/	Alterations, to form new acces s, to poultry farm.	17/02/1976	24/05/1976	A	22.56
33/181/01/OT	Outline application to erect 2 detached houses	18/05/2001	18/09/2001	A	15.41
H33/56/78/	Outline application to erect 2 detached bungalows, to vacan t site. (site area	25/01/1978	24/04/1978	R	18.64
H33/152/83/	Detached cattle shed to smallh olding.	01/06/1983	05/09/1983	A	22.83
33/370/05/OT	Outline application to erect two detached dwellings to garden site	03/08/2005	28/09/2005	A	10.87
H33/219/88/	Alterations, to form enlarged dining room, dormer windo w, to form bedroom in roof spa ce, to front and extensions	01/06/1988	11/07/1988	A	27.96
H33/44/92/	Outline application to erect t wo detached bungalows to garde n site. (site area 0.13 ha)	12/02/1992	28/04/1992	R	10.07
H33/560/78/	Outline application to erect o ne detached bungalow and garag e, to site of existing residen tial caravan. (site area	10/07/1978	11/09/1978	A	18.58
H33/429/81/	3 bedroom detached house with office, covered yard and g reenhouse to smallholding.	27/10/1981	08/02/1982	A	24.75
33/84/97/FU	Removal of condition no 3 application no 81/33/429 (non occupancy of no 78)	03/04/1997	13/06/1997	A	24.80
12/04381/CLE	Certificate of Existing Lawful Use for non compliance with an agricultural occupancy condition.	15/10/2012		PCO	12.29

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Major Urban Area:	0.00	Major Settlement	1.00
Urban Extension Area:	1.00	Smaller settlement	0.00
<u>Regeneration Priority Area:</u>			
Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00
East Leeds			

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1366

Site Name: Land south of Selby Road, Garforth , LS25 1

SHLAA Conclusions

Availability: Short term (0-5yrs)

Suitability: Yes

Achievability: Medium term (6-10 years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

4 buses per hour, 100% employment, 100% primary health & secondary education

Rank (1-5)

4

Access Comments

Adjacent sites needed

Rank (1-5)

3

Local network comment

Cumulative issues

Rank (1-5)

4

Mitigation measure

Total score

11

Support?

Yes but adjacent sites needed

Need to combine with other sites:

Suitability for partial development:

Highways Agency

n/a

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

Electric:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 1366

Site Name: Land south of Selby Road, Garforth , LS25 1

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

The site is split into three sections, each are brownfield sites located within the settlement. Two sites contain existing residential dwellings and the other is surrounded by houses. These have been submitted as a way to improve access into the larger site to the south (allocated as Protected Area of Search (PAS) site on the existing UDP, not within the Green Belt), which adjoins the site.

Site Capacity (dwellings units):

38

Floorspace sq m (Non residential):

Residential Conclusion:

Green

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2032

Site Name: Lotherton Way, Ash Lane, Garforth

Site Details

Northing:	433840	Area sq m:	7202.16	Ward	Garforth and Swillington
Easting:	441351	Area Ha:	0.720216	HMCA:	Outer South East

Site Characteristics

Land Use

Existing Use 1: Vacant and derelict - Vacant land
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1: Industry and business - Manufacturing & Wholesale
 Neighbouring Use 2: Residential - Dwellings
 Neighbouring Use 3: Recreation & Leisure - Outdoor sport facility
 Other uses:
 Site State: Greenfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	Significant Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	730.77	Distance to bus stop (metres)	259.59
Nearest Railway Station	Garforth	Bus Stop ID	4325
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	Urban
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

Vacant overgrown site sandwiched between residential dwellings to the east, employment to the west and north and a playing pitch to the south. Main road frontage is to the west which borders the site.

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 150px; height: 30px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2032

Site Name: Lotherton Way, Ash Lane, Garforth

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
08/05287/FU	Block of 3 light industrial units	09/09/2008	24/10/2008	W	94.57
07/05432/FU	Use of vacant land to B1, B2 and B8 use and erection of 1.8m high fencing	29/08/2007		APPRET	94.65
PREAPP/07/00084	.	13/06/2007		PRECAP	94.56
10/00772/FU	Detached workshop to vacant land	19/02/2010	23/04/2010	R	99.91

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Major Urban Area:	0.00	Major Settlement	1.00
Urban Extension Area:	1.00	Smaller settlement	0.00
<u>Regeneration Priority Area:</u>			
Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00
East Leeds			

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2032

Site Name: Lotherton Way, Ash Lane, Garforth

SHLAA Conclusions

Availability: Short term (0-5yrs) Suitability: LDF to determine Achievability: Medium term (6-10 years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

4 buses per hour, 100% primary, 100% health,

Rank (1-5)

4

Access Comments

Landlocked site, requires adjacent site for access

Rank (1-5)

3

Local network comment

Local congestion issues

Rank (1-5)

3

Mitigation measure

Possible traffic signals incorporating other existing junctions

Total score

10

Support?

No

Need to combine with other sites:

Yes

Suitability for partial development:

No

Highways Agency

n/a

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported - but Great Crested Newts to consider

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

Electric:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2032

Site Name: Lotherton Way, Ash Lane, Garforth

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Within the existing settlement (not Green Belt). Set in an employment area but does have residential properties adjoining the site. Highways concerns regarding the access - Ash Lane is narrow with no footways, private and serves existing industrial uses. Without use of adjacent playing pitches site there is little scope to improve.

Site Capacity (dwellings units):

23

Floorspace sq m (Non residential):

Residential Conclusion:

Amber

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2040

Site Name: Temple Point, Bullerthorpe Lane, Colton

Site Details

Northing:	432725	Area sq m:	25629.34	Ward	Garforth and Swillington
Easting:	437704	Area Ha:	2.562934	HMCA:	Outer South East

Site Characteristics

Land Use

Existing Use 1: Industry and business - Storage
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1: Transport - Transport tracks & ways
 Neighbouring Use 2: Agriculture
 Neighbouring Use 3: Residential - Dwellings
 Other uses:
 Site State: Brownfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	2231.90	Distance to bus stop (metres)	323.63
Nearest Railway Station	Cross Gates	Bus Stop ID	7932
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	Grade 3
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

Site has been cleared with current permission for housing. Roughly rectangular in shape, the western side curves as it adjoins an existing office development. The eastern edge borders the motorway, which is hidden by a line of trees.

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 150px; height: 30px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
32/195/99/OT	Outline application to form access and erect a business park	20/08/1999	20/12/2001	A	99.99
32/188/02/RM	Laying out of access road site levelling and landscaping to proposed business park	25/04/2002	15/11/2002	A	99.99
07/9/00621/MOD	Laying out of access road site levelling and landscaping to proposed business park Non Material Amendment: Revised layout and grace landscaping layout.	29/11/2007	10/12/2007	M01	99.99
12/03712/COND	Consent, agreement or approval required by conditions 4, 5, 7, 8, 10, 13, 16 and 17 of Planning Application 12/01422/FU	23/08/2012		PCO	95.24
32/194/99/FU	Four two storey business units	20/08/1999	05/02/2002	W	28.16
12/01422/FU	Erection of 86 houses and associated greenspace	29/03/2012	02/08/2012	A	95.24
12/9/00203/MOD	Erection of 86 houses and associated greenspace NON MATERIAL AMENDMENT to 12/01422/FU: House type substitutions to Plots 39, 40, 44, 45, 49, 50, 51, 52, 56, 57, 74, 75, 78, 79, 15, 16, 17, 66 and 67	04/10/2012	13/11/2012	M01	95.24
12/04236/FU	Variation of condition 3 of Planning Application 12/01422/FU (Erection of 86 houses and associated greenspace) to allow use of alternative materials	04/10/2012	03/01/2013	A	95.24
32/449/04/OT	Variation of condition 2 of permission 32/195/99/ot (time limit)	30/11/2004	26/01/2005	A	96.75
08/03752/FU	Laying out of access and erection of 3 storey office block with 28 car parking spaces and landscaping	20/06/2008	18/09/2008	R	11.35
11/02402/FU	Erection of 86 houses and associated greenspace	02/06/2011	02/03/2012	R	98.17

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Major Urban Area:	100.00	Major Settlement	0.00
Urban Extension Area:	1.00	Smaller settlement	0.00
<u>Regeneration Priority Area:</u>			
Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00
East Leeds			

Site Ref: 2040

Site Name: Temple Point, Bullerthorpe Lane, Colton

SHLAA Conclusions

Availability: Short term (0-5yrs) Suitability: LDF to determine Achievability: Medium term (6-10 years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Has Planning Permission

Rank (1-5)

5

Access Comments

Has Planning Permission

Rank (1-5)

5

Local network comment

Has Planning Permission

Rank (1-5)

5

Mitigation measure

Has Planning Permission

Total score

15

Support?

Yes - has planning permission

Need to combine with other sites:

No

Suitability for partial development:

n/a

Highways Agency

Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of East Leeds cluster.

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2040

Site Name: Temple Point, Bullerthorpe Lane, Colton

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Planning permission for residential development granted August 2012. Former employment allocation on the existing UDP.

Site Capacity (dwellings units):

86

Floorspace sq m (Non residential):

Residential Conclusion:

Green

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2091

Site Name: Aberford Road, Garforth, LS25

Site Details

Northing:	433694	Area sq m:	17316.96	Ward	Garforth and Swillington
Easting:	441359	Area Ha:	1.731696	HMCA:	Outer South East

Site Characteristics

Land Use

Existing Use 1: Recreation & Leisure - Outdoor sport facility
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1: Industry and business - Manufacturing & Wholesale
 Neighbouring Use 2: Residential - Dwellings
 Neighbouring Use 3:
 Other uses:
 Site State: Greenfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	687.44	Distance to bus stop (metres)	136.84
Nearest Railway Station	East Garforth	Bus Stop ID	8628
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	Urban
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

Greenfield land with two playing pitches on site. Pitches are currently in use, some trees line the boundary of the site. A mix of employment and residential adjoin the site, the main road runs along the southern boundary with a smaller road along the west.

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 150px; height: 30px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2091

Site Name: Aberford Road, Garforth, LS25

Planning History

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Major Urban Area:	0.00	Major Settlement	1.00
Urban Extension Area:	1.00	Smaller settlement	0.00
<u>Regeneration Priority Area:</u>			
Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00
East Leeds			

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2091

Site Name: Aberford Road, Garforth, LS25

SHLAA Conclusions

Availability: Short term (0-5yrs) Suitability: LDF to determine Achievability: Medium term (6-10 years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

4 buses per hour, 100% primary, 20% secondary, 80% health

Rank (1-5)

4

Access Comments

Site frontage onto complex section of A642, level differences limit options for access. Mitigation works might be needed

Rank (1-5)

4

Local network comment

Local congestion issues

Rank (1-5)

3

Mitigation measure

Possible traffic signals incorporating other existing junctions

Total score

11

Support?

Yes with possible mitigation

Need to combine with other sites:

No

Suitability for partial development:

Highways Agency

Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of East Leeds cluster.

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2091

Site Name: Aberford Road, Garforth, LS25

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Within existing settlement (not Green Belt). Current use as playing pitches though not protected N6 protected playing pitch under the existing UDP. Loss of greenspace would need to be considered through the greenspace review. See greenspace section, page 28, question G11.

Site Capacity (dwellings units):

55

Floorspace sq m (Non residential):

Residential Conclusion:

Amber

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2131

Site Name: Moorgate Kippax

Site Details

Northing:	431066	Area sq m:	88573.55	Ward	Kippax and Methley
Easting:	441884	Area Ha:	8.857355	HMCA:	Outer South East

Site Characteristics

Land Use

Existing Use 1: Forestry - Unmanaged Forest
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1: Agriculture
 Neighbouring Use 2: Residential - Dwellings
 Neighbouring Use 3:
 Other uses:
 Site State: Greenfield

Site Detail

Topography:	Sloping	Boundaries:	Existing well defined
Natural Landscape:	Significant Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	1999.28	Distance to bus stop (metres)	296.85
Nearest Railway Station	East Garforth	Bus Stop ID	13139
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	Grade 3
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

Site is heavily treed and adjoins the northern boundary of Kippax, set beyond the rear gardens of Sandgate Drive. The site slopes gently upwards to the North and eventually links to open fields. Access is possible from Bula Close and Baildon Avenue.

UDP Designation

Greenbelt - N32 (%):	0.01	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	99.99	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 150px; height: 30px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2131

Site Name: Moorgate Kippax

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H33/388/75/	Outline application to erect residential development, to vacant site.(site area 11.09ha (27.4 acres)).	02/06/1975	10/01/1977	W	29.26

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Major Urban Area:	0.00	Major Settlement	0.00
Urban Extension Area:	1.00	Smaller settlement	1.00
<u>Regeneration Priority Area:</u>			
Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00
East Leeds			

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2131

Site Name: Moorgate Kippax

SHLAA Conclusions

Availability: Short term (0-5yrs) Suitability: LDF to determine Achievability: Medium term (6-10 years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

4 buses per hour, 40% primary health % primary education, 90% employment

Rank (1-5)

4

Access Comments

Access via Bula Close or Baildon Avenue

Rank (1-5)

5

Local network comment

Cumulative issues

Rank (1-5)

4

Mitigation measure

Total score

13

Support?

Yes

Need to combine with other sites:

Suitability for partial development:

Highways Agency

n/a

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Not supported (RED). No site-specific designations but relict calcareous grassland likely to be present on parts of this site, UK BAP Priority Habitat, and it offers a valuable open grassland/scrub link to the nearby Roach Limehills SSSI to the north.

Boundary Amendment

Potential Local Wildlife Site - needs to be assessed.

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2131

Site Name: Moorgate Kippax

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

The site is a Protected Area of Search (PAS) on the existing UDP, not within the Green Belt. The site is well treed, which could severely limit development opportunities.

Site Capacity (dwellings units):

285

Floorspace sq m (Non residential):

Residential Conclusion:

Amber

Retail Conclusion:

Red

Employment Conclusion:

Red

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2132

Site Name: Selby Road Garforth

Site Details

Northing:	432247	Area sq m:	179964.30	Ward	Garforth and Swillington
Easting:	439903	Area Ha:	17.99643	HMCA:	Outer South East

Site Characteristics

Land Use

Existing Use 1:	Agriculture
Existing Use 2:	Residential - Dwellings
Existing Use 3:	
Neighbouring Use 1	Agriculture
Neighbouring Use 2:	Residential - Dwellings
Neighbouring Use 3:	
Other uses:	
Site State:	Mix

Site Detail

Topography:	Sloping	Boundaries:	Partially well-defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	1565.51	Distance to bus stop (metres)	149.76
Nearest Railway Station	Garforth	Bus Stop ID	3186
SFRA Flood Zone:	1.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	1.00	Agricultural Land Class:	Grade 3
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

Set just to the South of Selby Road the site is a mix of brownfield and greenfield with some dwellings and gardens within the curtilage. The majority of the site consists of fields, these are bordered by trees and a beck to the south east. A walkway which was once originally a railway line runs along the eastern boundary, the eastern section of the site slopes steeply downwards. The main access is from the west which links to a major roundabout.

UDP Designation

Greenbelt - N32 (%):	0.30	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	99.99	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%)	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 150px; height: 30px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H33/411/80/	Outline application to erect detached house to vacant site.	19/06/1980	08/09/1980	R	18.45
H33/215/79/	Laying out of access and erection of detached 4 bedroom house, with integral double garage, to vacant site. (site area	23/03/1979	02/07/1979	A	15.13
H33/132/91/	Alterations and extension, to form conservatory to rear of detached bungalow.	03/05/1991	03/06/1991	A	19.54
08/05894/CLE	Certificate of Lawful use of land as a nursery	16/10/2008		APPRET	18.45
H33/341/88/	Alterations and extension, to form conservatory and double garage, to side and detached garage and 2 detached b	26/08/1988	12/12/1988	A	19.47
H33/26/89/	Change of use of dwelling house and flats to residential home for the elderly.	26/01/1989	13/03/1989	R	13.41
H33/429/81/	3 bedroom detached house with office, covered yard and greenhouse to smallholding.	27/10/1981	08/02/1982	A	18.45
33/84/97/FU	Removal of condition no 3 application no 81/33/429 (non occupancy of no 78)	03/04/1997	13/06/1997	A	16.99

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Major Urban Area:	0.00	Major Settlement	1.00
Urban Extension Area:	1.00	Smaller settlement	0.00
<u>Regeneration Priority Area:</u>			
Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00
East Leeds			

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

SHLAA Conclusions

Availability: Medium term (6-10 y) Suitability: LDF to determine Achievability: Medium term (6-10 years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

4 buses per hour, 10% primary, 60% secondary, 40% health

Rank (1-5)

4

Access Comments

Scale of development will require more than one access, relatively limited frontage with highway

Rank (1-5)

4

Local network comment

Existing local congestion and significant cumulative issues

Rank (1-5)

3

Mitigation measure

New through road within site to bypass existing A63

Total score

11

Support?

Yes with mitigation

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of East Leeds cluster.

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Not supported (RED). No site-specific designations but Garforth Disused Railway to the eastern end and calcareous/species-rich neutral grasslands occur within the site together with ponds with Water Vole records. Linked to surrounding sites of high nature conservation value (SSSI) by disused railway wildlife corridor. Needs to be considered against Local Wildlife Site (SEGI) criteria.

Boundary Amendment

Potential Local Wildlife Site - needs to be assessed.

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2132

Site Name: Selby Road Garforth

Utilities

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

The site is a Protected Area of Search (PAS) on the existing UDP, not within the Green Belt. The eastern section slopes steeply down towards a disused railway line. The site contains several extended gardens which could make development difficult if in different ownerships. Highways will only support one access into the site and this limits the capacity to a maximum of 200 units. Ecology concerns.

Site Capacity (dwellings units):

200

Floorspace sq m (Non residential):

Residential Conclusion:

Amber

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2156

Site Name: West of Hawks Nest Wood, North of Lotherton Way, Garforth

Site Details

Northing:	434075	Area sq m:	363360.33	Ward	Garforth and Swillington
Easting:	440788	Area Ha:	36.336033	HMCA:	Outer South East

Site Characteristics

Land Use

Existing Use 1:	Agriculture
Existing Use 2:	Residential - Dwellings
Existing Use 3:	
Neighbouring Use 1	Agriculture
Neighbouring Use 2:	Residential - Dwellings
Neighbouring Use 3:	Transport - Transport tracks & ways
Other uses:	
Site State:	Greenfield

Site Detail

Topography:	Flat	Boundaries:	Partially well-defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	473.61	Distance to bus stop (metres)	459.90
Nearest Railway Station	Garforth	Bus Stop ID	4418
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	Grade 3
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	Yes	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

Site is set just north of Garforth and is part of a wider collection of sites. Currently used for agriculture it is mainly fields with a few sporadic dwellings. Flat site that has a road frontage running along the western boundary. Some tree cover, mainly along the boundary but there are two small collections within the site. The site abuts a larger protected forest area to the east.

UDP Designation

Greenbelt - N32 (%):	98.85	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%)	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 150px; height: 30px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2156

Site Name: West of Hawks Nest Wood, North of
Lotherton Way, Garforth

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
33/234/94/FU	Stabilisation of proposed development land and reclamation of derelict land by opencast mining	11/08/1994	04/10/1995	A	10.50
33/104/95/FU	Extraction of coal & fireclay by opencast methods & restoration to agricultural use	03/04/1995	11/03/1997	A	47.30
33/105/95/FU	Extraction of coal & fireclay by opencast methods and restoration to agricultural use	03/04/1995	20/02/1997	W	47.30

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2156

Site Name: West of Hawks Nest Wood, North of Lotherton Way, Garforth

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?: No
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Low potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

No merging of settlements

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site performs an important role safeguarding countryside from encroachment

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Development of the site would have no effect on the setting and special character of historic features

Greenbelt Assessment Conclusion:

Site is set beyond the railway line and links to an industrial rather than residential area. Well contained on all sides reducing potential for further sprawl.

Conformity with Core Strategy

Major Urban Area:	0.00	Major Settlement	1.00
Urban Extension Area:	1.00	Smaller settlement	0.00
<u>Regeneration Priority Area:</u>			
Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00
East Leeds			

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2156

Site Name: West of Hawks Nest Wood, North of Lotherton Way, Garforth

SHLAA Conclusions

Availability: Medium term (6-10 y) Suitability: LDF to determine Achievability: Long term (11+ years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Part of site 3 buses per hour, 40%primary, 40% secondary, 40% health, poor footway connection into Garforth Town Centre with little scope for mitigation due to restriction under nearby railway bridge

Rank (1-5)

3

Access Comments

The level of development would require multiple accesses to be provided, position of new junctions would need to be considered in conjunction with access requirement for sites on opposite side of Barwick Road

Rank (1-5)

4

Local network comment

Route into Garforth constrained by narrow railway bridge, capacity/congestion issues on wider network

Rank (1-5)

2

Mitigation measure

Unclear whether the local physical constraints on Barwick Road could be addressed. Significant cumulative impact on local network with other large nearby sites

Total score

9

Support?

No

Need to combine with other sites:

Suitability for partial development:

No

Highways Agency

Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of East Leeds cluster.

Network Rail :

Level crossing; asset protection issues. Contribution to Garforth station facilities

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Not supported (RED). Parts of site recently assessed against Local Wildlife Site (SEGI) criteria and sufficient to be designated, based on importance for Great Crested Newts.

Boundary Amendment

Supported with mitigation if Red hatched areas (Local Wildlife Site) are excluded and boundary substantially amended as per drawing RM/2156. Mitigation will still be required to ensure impacts on Great Crested Newts are addressed - including protection an

Natural England:

Education

[Empty box for Education comments]

Drainage/Water/Flooding

Environment Agency Comments:

[Empty box for Environment Agency Comments]

Environment Agency Constraints:

[Empty box for Environment Agency Constraints]

Yorkshire Water Comments:

[Empty box for Yorkshire Water Comments]

Yorkshire Water Waste Water Treatment Works Comme

[Empty box for Yorkshire Water Waste Water Treatment Works Comments]

LCC Flood Risk Management:

Utilities

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2156

Site Name: West of Hawks Nest Wood, North of Lotherton Way, Garforth

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Green Belt site. The site is well contained by the motorway to the north, consequently there is little potential for further sprawl into the Green Belt. The proposed HS2 rail route runs through the northern part of the site. Highway concerns re local network, and narrow railway bridge for access. Ecology concerns.

Site Capacity (dwellings units):

954

Floorspace sq m (Non residential):

Residential Conclusion:

Amber

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2157A

Site Name: East of Ridge Road, Micklefield

Site Details

Northing:	433499	Area sq m:	290630.63	Ward	Kippax and Methley
Easting:	443712	Area Ha:	29.063063	HMCA:	Outer South East

Site Characteristics

Land Use

Existing Use 1: Agriculture
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1: Agriculture
 Neighbouring Use 2: Residential - Dwellings
 Neighbouring Use 3:
 Other uses:
 Site State: Greenfield

Site Detail

Topography:	Flat	Boundaries:	Partially well-defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	2185.08	Distance to bus stop (metres)	148.61
Nearest Railway Station	East Garforth	Bus Stop ID	6808
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	Grade 3a
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

Large site that extends Micklefield to the West. Currently has an agricultural use, no bulidings are within the site which consists of fields and a small collection of trees. The site is flat and has a road running through the centre that separates the northern and southern sections.

UDP Designation

Greenbelt - N32 (%):	99.69	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 150px; height: 30px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2157A

Site Name: East of Ridge Road, Micklefield

Planning History

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?: Partial
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

High potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

No merging but there is no defensible boundary

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site performs an important role safeguarding countryside from encroachment

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Development of the site would have no effect on the setting and special character of historic features

Greenbelt Assessment Conclusion:

Large site but well linked to settlement. No defensible boundary to west which reduces separation between settlements and could lead to further sprawl.

Conformity with Core Strategy

Major Urban Area:	0.00	Major Settlement	0.00
Urban Extension Area:	0.00	Smaller settlement	1.00
<u>Regeneration Priority Area:</u>			
Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00
East Leeds			

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2157A

Site Name: East of Ridge Road, Micklefield

SHLAA Conclusions

Availability:

Suitability:

Achievability:

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Poor buses, 20% rail,

Rank (1-5)

2

Access Comments

Large scale development, will require multiple access points, access positions need to be considered in conjunction with access to large development site opposite

Rank (1-5)

4

Local network comment

Significant cumulative issues

Rank (1-5)

3

Mitigation measure

Total score

9

Support?

No

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Major impact - Likely to require significant physical mitigation

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

Electric:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2157A

Site Name: East of Ridge Road, Micklefield

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Green Belt site. Site 2157 has been split into A and B. Site A adjoins Micklefield and is the section of SHLAA site 2157 that has the most potential for development. The site is flat with a long road frontage that runs through the centre. Site A would extend Micklefield to the west and north and would need strong defensible boundaries to prevent further sprawl into the Green Belt gap between Garforth and Micklefield.

Site Capacity (dwellings units): 631 **Floorspace sq m (Non residential):** 0

Residential Conclusion:

Amber

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2157B

Site Name: East of Ridge Road, Micklefield

Site Details

Northing:	433606	Area sq m:	1059180.50	Ward	Kippax and Methley
Easting:	443478	Area Ha:	105.91805	HMCA:	Outer South East

Site Characteristics

Land Use

Existing Use 1: Agriculture
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1: Agriculture
 Neighbouring Use 2: Residential - Dwellings
 Neighbouring Use 3: Transport - Transport tracks & ways
 Other uses:
 Site State: Greenfield

Site Detail

Topography:	Flat	Boundaries:	Partially well-defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	1985.21	Distance to bus stop (metres)	402.07
Nearest Railway Station	East Garforth	Bus Stop ID	6808
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	Yes	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

Large site set between Garforth and Micklefield. Flat in an agricultural use, the only buildings present are part of a farm set along the western boundary. Roads surround the site on all sides except for part of the eastern boundary which adjoins onto SHLAA site 2157A.

UDP Designation

Greenbelt - N32 (%):	100.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 150px; height: 30px;"></div>
Proposed Greenspace - N5:	0.04		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2157B

Site Name: East of Ridge Road, Micklefield

Planning History

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?: No
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Low potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

No merging but would significantly reduce the green belt gap

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site performs an important role safeguarding countryside from encroachment

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Development of the site would have no effect on the setting and special character of historic features

Greenbelt Assessment Conclusion:

Large site out of scale with settlement. Site is contained by roads but would significantly reduce the separation between Garforth and Micklefield. Performs important role in safeguarding countryside.

Conformity with Core Strategy

Major Urban Area:	0.00	Major Settlement	0.00
Urban Extension Area:	0.00	Smaller settlement	1.00
<u>Regeneration Priority Area:</u>			
Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00
East Leeds			

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2157B

Site Name: East of Ridge Road, Micklefield

SHLAA Conclusions

Availability:

Suitability:

Achievability:

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Poor buses, 20% rail, 30% primary

Rank (1-5)

3

Access Comments

Large scale development, will require multiple access points, access positions need to be considered in conjunction with access to large development site opposite

Rank (1-5)

4

Local network comment

Significant cumulative issues

Rank (1-5)

4

Mitigation measure

Unknown - to be assessed through TA

Total score

11

Support?

Yes with mitigation

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Major impact - Likely to require significant physical mitigation

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

Electric:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 2157B

Site Name: East of Ridge Road, Micklefield

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Green Belt site. Site 2157 has been split into A and B. Site B is considered disproportionate to the settlement. It is not well related to the existing settlement and would result in a substantial incursion into Green Belt, out of scale with Micklefield. Development would also significantly reduce the gap between Micklefield & Garforth. The proposed HS2 rail route runs through the northern part of the site.

Site Capacity (dwellings units): 2383 Floorspace sq m (Non residential): 0

Residential Conclusion:

Red

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3096

Site Name: Land adjacent to The Bungalow, (4) Ninevah Lane, Allerton Bywater, Castleford, WF10

Site Details

Northing:	428392	Area sq m:	33606.59	Ward	Garforth and Swillington
Easting:	440562	Area Ha:	3.360659	HMCA:	Outer South East

Site Characteristics

Land Use

Existing Use 1:	Agriculture
Existing Use 2:	Forestry - Unmanaged Forest
Existing Use 3:	
Neighbouring Use 1	Agriculture
Neighbouring Use 2:	Residential - Dwellings
Neighbouring Use 3:	
Other uses:	
Site State:	Greenfield

Site Detail

Topography:	Flat	Boundaries:	Poorly defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	3803.58	Distance to bus stop (metres)	307.03
Nearest Railway Station	Woodlesford	Bus Stop ID	1037
SFRA Flood Zone:	1.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	1.00	Agricultural Land Class:	Grade 4
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

Flat 'C' shaped site with an unusual boundary that doesn't relate well to the existing features on the ground. The main section of the site is part of a field to the west and a wooded area in the east. Long thin sections stretch further east and include a footway to the north east and further fields to the south east, including one dwelling.

UDP Designation

Greenbelt - N32 (%):	98.92	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%)	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.21	Other?:	
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3096

Site Name: Land adjacent to The Bungalow, (4) Ninevah Lane, Allerton Bywater, Castleford, WF10

Planning History

Site Ref: 3096

Site Name: Land adjacent to The Bungalow, (4) Ninevah Lane, Allerton Bywater, Castleford, WF10

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?: No
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

High potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

No merging but there is no defensible boundary

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site performs an important role safeguarding countryside from encroachment

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Development of the site would have no effect on the setting and special character of historic features

Greenbelt Assessment Conclusion:

Most of site disconnected from settlement. No defensible boundary creating potential for further sprawl. Provides access to countryside.

Conformity with Core Strategy

Major Urban Area:	0.00	Major Settlement	0.00
Urban Extension Area:	0.00	Smaller settlement	1.00
<u>Regeneration Priority Area:</u>			
Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00
East Leeds			

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3096

Site Name: Land adjacent to The Bungalow, (4) Ninevah Lane, Allerton Bywater, Castleford, WF10

SHLAA Conclusions

Availability: Unknown

Suitability: LDF to determine

Achievability: Long term (11+ years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

4 buses per hour, 100% employment, 30% primary & secondary education, 30% primary health

Rank (1-5)

4

Access Comments

Access from Ninevah Lane

Rank (1-5)

5

Local network comment

No issues

Rank (1-5)

5

Mitigation measure

Ninevah Lane would need improvements to width and pedestrian facilities

Total score

14

Support?

Yes with mitigation

Need to combine with other sites:

Suitability for partial development:

Highways Agency

n/a

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Not supported (RED). No site-specific designations but is immediately adjacent to Lowther North SEGI, based on open water for wintering wildfowl, that could be adversely impacted on by disturbance from residential development on this site.

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3096

Site Name: Land adjacent to The Bungalow, (4) Ninevah Lane, Allerton Bywater, Castleford, WF10

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Green Belt site. The site relates poorly to the existing settlement and extends beyond the tree lined buffer on the western boundary of site 1357 currently in place that acts as a strong defensible boundary. Further encroachment into the Green Belt would impact on the countryside and the existing Site of Ecological and Geological Importance (SEGI) to the south of the site.

Site Capacity (dwellings units):

76

Floorspace sq m (Non residential):

Residential Conclusion:

Red

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3100A

Site Name: Land to rear 23-67 St Aidans Road, Great Preston, Leeds, LS26 8AY

Site Details

Northing:	429835	Area sq m:	19493.52	Ward	Garforth and Swillington
Easting:	440258	Area Ha:	1.949352	HMCA:	Outer South East

Site Characteristics

Land Use

Existing Use 1: Agriculture
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1: Agriculture
 Neighbouring Use 2: Residential - Dwellings
 Neighbouring Use 3:
 Other uses: Being used for grazing
 Site State: Greenfield

Site Detail

Topography:	Sloping	Boundaries:	Existing well defined
Natural Landscape:	Significant Tree Cover	Road Frontage	<input type="checkbox"/>
Distance to Rail Station (metres):	0.00	Distance to bus stop (metres)	0.00
Nearest Railway Station		Bus Stop ID	
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

Greenfield site in Great Preston. Well connected to built up area with houses to east and west. Fields to north. Very steep sloping, and a significant amount of tree planting.

UDP Designation

Greenbelt - N32 (%):	98.89	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 150px; height: 30px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3100A

Site Name: Land to rear 23-67 St Aidans Road, Great
Preston, Leeds, LS26 8AY

Planning History

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3100A

Site Name: Land to rear 23-67 St Aidans Road, Great Preston, Leeds, LS26 8AY

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?: Yes
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Low potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

No merging of settlements

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site does not perform an important role in safeguarding the countryside from encroachment

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Development of the site would have no effect on the setting and special character of historic features

Greenbelt Assessment Conclusion:

Well contained site and does not perform an important role in safeguarding the countryside.

Conformity with Core Strategy

Major Urban Area:	0.00	Major Settlement	0.00
Urban Extension Area:	0.00	Smaller settlement	0.00
<u>Regeneration Priority Area:</u>			
Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00
East Leeds			

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3100A

Site Name: Land to rear 23-67 St Aidans Road, Great Preston, Leeds, LS26 8AY

SHLAA Conclusions

Availability:

Suitability:

Achievability:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Site split into A and B. Site A is the western half of the site and is within the Green Belt. Very steep gradient prohibiting development and does not relate particularly well to the existing settlement pattern.

Site Capacity (dwellings units): 0 Floorspace sq m (Non residential): 0

Residential Conclusion:

Red

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3100B

Site Name: Land to rear 23-67 St Aidans Road, Great Preston, Leeds, LS26 8AY

Site Details

Northing:	429960	Area sq m:	11620.88	Ward	Garforth and Swillington
Easting:	440346	Area Ha:	1.162088	HMCA:	Outer South East

Site Characteristics

Land Use

Existing Use 1: Agriculture
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1: Agriculture
 Neighbouring Use 2: Residential - Dwellings
 Neighbouring Use 3:
 Other uses:
 Site State: Greenfield

Site Detail

Topography:	Flat	Boundaries:	Partially well-defined
Natural Landscape:	No Tree Cover	Road Frontage	<input type="checkbox"/>
Distance to Rail Station (metres):	0.00	Distance to bus stop (metres)	0.00
Nearest Railway Station		Bus Stop ID	
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

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

UDP Designation

Greenbelt - N32 (%):	36.98	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<input type="text"/>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3100B

Site Name: Land to rear 23-67 St Aidans Road, Great
Preston, Leeds, LS26 8AY

Planning History

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3100B

Site Name: Land to rear 23-67 St Aidans Road, Great Preston, Leeds, LS26 8AY

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?: No
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Low potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

No merging of settlements

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site performs an important role safeguarding countryside from encroachment

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Development of the site would have no effect on the setting and special character of historic features

Greenbelt Assessment Conclusion:

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.

Conformity with Core Strategy

Major Urban Area:	0.00	Major Settlement	0.00
Urban Extension Area:	0.00	Smaller settlement	0.00
<u>Regeneration Priority Area:</u>			
Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00
East Leeds			

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3100B

Site Name: Land to rear 23-67 St Aidans Road, Great Preston, Leeds, LS26 8AY

SHLAA Conclusions

Availability:

Suitability:

Achievability:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Site split into A and B. The majority of site B is within the existing settlement area, not Green Belt. A small part of the site to the north is within the existing Green belt. The site is well related to the settlement and no Highways issues raised.

Site Capacity (dwellings units): 36 Floorspace sq m (Non residential): 0

Residential Conclusion:

Green

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3101

Site Name: Land at junction of Preston Lane/Wood Lane,
Great Preston, Leeds, LS26 8AP

Site Details

Northing:	429296	Area sq m:	231452.78	Ward	Garforth and Swillington
Easting:	440052	Area Ha:	23.145278	HMCA:	Outer South East

Site Characteristics

Land Use

Existing Use 1:	Agriculture
Existing Use 2:	Residential - Dwellings
Existing Use 3:	
Neighbouring Use 1	Agriculture
Neighbouring Use 2:	Residential - Dwellings
Neighbouring Use 3:	Recreation & Leisure - Allotment and city farm
Other uses:	
Site State:	Greenfield

Site Detail

Topography:	Undulating	Boundaries:	Poorly defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	3238.37	Distance to bus stop (metres)	155.12
Nearest Railway Station	Woodlesford	Bus Stop ID	9748
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	Grade 3
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

Large greenfield site to the south of Great Preston. Site cuts across several fields and has a poorly defined boundary. Houses and allotments to north, fields on remaining sides.

UDP Designation

Greenbelt - N32 (%):	99.66	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%)	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0.18	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.04	Other?:	
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.03		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3101

Site Name: Land at junction of Preston Lane/Wood Lane,
Great Preston, Leeds, LS26 8AP

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H33/223/87/	Operation of two hydraulic shovels and attendant dump trucks, on extended hours, to open cast mine.	11/08/1987	21/09/1987	A	75.87
H33/281/86/1	Extension of temporary permission regarding the hours of operation of a second hydraulic shovel and 3 dump trucks to	06/01/1987	02/02/1987	A	74.81
H33/696/80/	Tipping of colliery spoil, to opencast coal site.	26/11/1980	24/02/1981	A	76.07
H33/281/86/	Amendment to previous authorisation involving the hours of operation of a second hydraulic shovel and 3 dump trucks to	29/09/1986	13/10/1986	A	74.90

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3101

Site Name: Land at junction of Preston Lane/Wood Lane, Great Preston, Leeds, LS26 8AP

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?: No
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

High potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

No merging but would significantly reduce the green belt gap

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site performs an important role safeguarding countryside from encroachment

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Development of the site would have no effect on the setting and special character of historic features

Greenbelt Assessment Conclusion:

Green Belt site. Large site to the south west of Great Preston. The site has no existing defensible boundary and, if developed, would set a precedent for further sprawl.

Conformity with Core Strategy

Major Urban Area:	0.00	Major Settlement	0.00
Urban Extension Area:	0.00	Smaller settlement	0.00
<u>Regeneration Priority Area:</u>			
Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00
East Leeds			

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3101

Site Name: Land at junction of Preston Lane/Wood Lane, Great Preston, Leeds, LS26 8AP

SHLAA Conclusions

Availability: Unknown

Suitability: No

Achievability: Long term (11+ years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

4 buses per hour, 100% employment, 70% primary health & primary / secondary education

Rank (1-5)

4

Access Comments

Wood Lane should provide access

Rank (1-5)

5

Local network comment

spare capacity but cumulative issues

Rank (1-5)

4

Mitigation measure

Total score

13

Support?

yes

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Not supported (RED). No site-based designations but parts of the site are Lowland mixed deciduous woodland a UK BAP priority habitat. These blocks of woodland form important links between Hollinhurst Wood and Preston Hill SEGs. Brown Hares to consider (UK BAP Priority species).

Boundary Amendment

Supported with mitigation if Red hatched areas are excluded and the boundary is ammended as per Drawing RM/3101. Mitigation will still be required to protect and enhance the boundaries with woodland by providing a 20 metre buffer (planted with native shrubs and small trees). Brown Hares to consider (UK BAP Priority species).

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3101

Site Name: Land at junction of Preston Lane/Wood Lane, Great Preston, Leeds, LS26 8AP

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Green Belt site. Large site to the south west of Great Preston. The site has no existing defensible boundary and, if developed, would set a precedent for further sprawl. Development would not relate well to the existing settlement pattern. Site contains mature tress, and public right of way.

Site Capacity (dwellings units): 628 Floorspace sq m (Non residential): 0

Residential Conclusion:

Red

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3102

Site Name: Park Lane, Kippax, Leeds, LS25 7AP

Site Details

Northing:	429847	Area sq m:	15229.51	Ward	Kippax and Methley
Easting:	442009	Area Ha:	1.522951	HMCA:	Outer South East

Site Characteristics

Land Use

Existing Use 1: Agriculture
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1: Agriculture
 Neighbouring Use 2: Residential - Dwellings
 Neighbouring Use 3:
 Other uses:
 Site State: Greenfield

Site Detail

Topography:	Sloping	Boundaries:	Partially well-defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input type="checkbox"/>
Distance to Rail Station (metres):	3223.19	Distance to bus stop (metres)	202.87
Nearest Railway Station	East Garforth	Bus Stop ID	5586
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	Grade 2
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

Greenfield site to the south of Kippax. Housing to the north, fields and countryside to the south. The site has a fairly sharp slope.

UDP Designation

Greenbelt - N32 (%):	99.05	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 150px; height: 30px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3102

Site Name: Park Lane, Kippax, Leeds, LS25 7AP

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H33/585/77/	Outline application to layout access roads and erect residential development, to agricultural site. (site area	31/08/1977	31/08/1977	W	23.43
H33/721/78/	Outline application to layout sewer and erect residential development to agricultural site. (site area 2.4ha	24/08/1978	13/11/1978	R	21.05

NB. Site assessments will be added over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?: No
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

High potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

No merging of settlements

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site performs an important role safeguarding countryside from encroachment

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Development of the site would have no effect on the setting and special character of historic features

Greenbelt Assessment Conclusion:

Green Belt site to the south of Kippax. No existing defensible boundary. Development would not relate well to the existing settlement form and could set a precedent for further Green Belt sprawl.

Conformity with Core Strategy

Major Urban Area:	0.00	Major Settlement	0.00
Urban Extension Area:	0.00	Smaller settlement	1.00
<u>Regeneration Priority Area:</u>			
Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00
East Leeds			

Site Ref: 3102

Site Name: Park Lane, Kippax, Leeds, LS25 7AP

SHLAA Conclusions

Availability: Unknown

Suitability: LDF to determine

Achievability: Long term (11+ years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

4 buses per hour, 100% employment, 100% primary health, 45% primary & secondary education

Rank (1-5)

4

Access Comments

Access from Park Lane looks suitable

Rank (1-5)

5

Local network comment

spare capacity

Rank (1-5)

5

Mitigation measure

Total score

14

Support?

yes

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Not supported (RED). No site-based designations but parts of the site are Lowland mixed deciduous woodland a UK BAP priority habitat. These blocks of woodland form important links.

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

Electric:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3102

Site Name: Park Lane, Kippax, Leeds, LS25 7AP

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Green Belt site to the south of Kippax. Sloping site. No existing defensible boundary. Development would not relate well to the existing settlement form and could set a precedent for further Green Belt sprawl.

Site Capacity (dwellings units): 48 Floorspace sq m (Non residential): 0

Residential Conclusion:

Red

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3103

Site Name: The Hills, Sandgate Lane, Kippax, Leeds, LS25 7

Site Details

Northing:	431013	Area sq m:	21365.40	Ward	Kippax and Methley
Easting:	442133	Area Ha:	2.13654	HMCA:	Outer South East

Site Characteristics

Land Use

Existing Use 1: Agriculture
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1: Agriculture
 Neighbouring Use 2: Forestry - Unmanaged Forest
 Neighbouring Use 3:
 Other uses:
 Site State: Greenfield

Site Detail

Topography:	Sloping	Boundaries:	Partially well-defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input type="checkbox"/>
Distance to Rail Station (metres):	2103.24	Distance to bus stop (metres)	340.78
Nearest Railway Station	East Garforth	Bus Stop ID	389
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	Grade 2
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

Gently sloping site currently with an agricultural use. Adjoins a heavily treed area to the south, this separates the site from Kippax and prevents any road access being available. To the north there is no visible boundary on the ground, as the site cuts through a series of fields.

UDP Designation

Greenbelt - N32 (%):	98.43	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	1.57	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%)	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<input type="text"/>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3103

Site Name: The Hills, Sandgate Lane, Kippax, Leeds,
LS25 7

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H33/388/75/	Outline application to erect residential development, to vacant site.(site area 11.09ha (27.4 acres)).	02/06/1975	10/01/1977	W	18.66

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3103

Site Name: The Hills, Sandgate Lane, Kippax, Leeds, LS25 7

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?: No
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

High potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

No merging but there is no defensible boundary

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site performs an important role safeguarding countryside from encroachment

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Development of the site would have no effect on the setting and special character of historic features

Greenbelt Assessment Conclusion:

Not connected to settlement. Provides important countryside protection, if development would set precedent for further sprawl.

Conformity with Core Strategy

Major Urban Area:	0.00	Major Settlement	0.00
Urban Extension Area:	1.00	Smaller settlement	0.00
<u>Regeneration Priority Area:</u>			
Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00
East Leeds			

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3103

Site Name: The Hills, Sandgate Lane, Kippax, Leeds, LS25 7

SHLAA Conclusions

Availability: Unknown

Suitability: LDF to determine

Achievability: Long term (11+ years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

4 buses per hour

Rank (1-5)

4

Access Comments

No highway frontage

Rank (1-5)

3

Local network comment

Cumulative issues

Rank (1-5)

4

Mitigation measure

Total score

11

Support?

No

Need to combine with other sites:

Yes

Suitability for partial development:

Highways Agency

n/a

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Not supported (RED). No site-specific designations but important calcareous grassland recorded on parts of this site, UK BAP Priority Habitat, and it offers a valuable open grassland link to the nearby Roach Limehills SSSI to the north. Needs to be assessed.

Boundary Amendment

Potential Local Wildlife Site - needs to be assessed.

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3103

Site Name: The Hills, Sandgate Lane, Kippax, Leeds, LS25 7

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Green Belt site. The site is not connected to the settlement and has no road access. Development alone would represent an island of development unrelated to the existing settlement. Development would only be possible through the neighbouring Protected Area of Search (PAS) site, which is well treed.

Site Capacity (dwellings units):

56

Floorspace sq m (Non residential):

Residential Conclusion:

Red

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3104

Site Name: Sandgate Lane, Kippax, Leeds, LS25 7

Site Details

Northing:	430469	Area sq m:	56042.20	Ward	Kippax and Methley
Easting:	442368	Area Ha:	5.60422	HMCA:	Outer South East

Site Characteristics

Land Use

Existing Use 1: Agriculture
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1: Agriculture
 Neighbouring Use 2: Residential - Dwellings
 Neighbouring Use 3: Recreation & Leisure - Outdoor sport facility
 Other uses:
 Site State: Greenfield

Site Detail

Topography:	Flat	Boundaries:	Partially well-defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input type="checkbox"/>
Distance to Rail Station (metres):	2691.27	Distance to bus stop (metres)	344.48
Nearest Railway Station	East Garforth	Bus Stop ID	11813
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	Grade 2
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

Long, flat thin strip of agricultural land that adjoins Kippax to the west. No visible boundary to the east as the site boundary runs along fields. Public Right of Way runs through the centre of the site, however, there is no road frontage or access for vehicles.

UDP Designation

Greenbelt - N32 (%):	97.64	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0.75	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<input type="text"/>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3104

Site Name: Sandgate Lane, Kippax, Leeds, LS25 7

Planning History

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?: No
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

High potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

No merging but there is no defensible boundary

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site performs an important role safeguarding countryside from encroachment

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Development of the site would have no effect on the setting and special character of historic features

Greenbelt Assessment Conclusion:

Relates poorly to settlement and would create a high potential for further sprawl.

Conformity with Core Strategy

Major Urban Area:	0.00	Major Settlement	0.00
Urban Extension Area:	1.00	Smaller settlement	1.00
<u>Regeneration Priority Area:</u>			
Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00
East Leeds			

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3104

Site Name: Sandgate Lane, Kippax, Leeds, LS25 7

SHLAA Conclusions

Availability: Unknown

Suitability: LDF to determine

Achievability: Long term (11+ years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

4 buses per hour, 70% primary, 70%health

Rank (1-5)

4

Access Comments

Very limited highway frontage with Sandgate Rise only

Rank (1-5)

2

Local network comment

Cumulative issues

Rank (1-5)

4

Mitigation measure

Total score

10

Support?

No

Need to combine with other sites:

Suitability for partial development:

Highways Agency

n/a

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

Electric:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3104

Site Name: Sandgate Lane, Kippax, Leeds, LS25 7

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Green Belt site. The site has no existing defensible boundary, so development would lead to a high risk of further sprawl. Development would be unrelated to the existing settlement form. Access issues, limited road frontage.

Site Capacity (dwellings units):

147

Floorspace sq m (Non residential):

Residential Conclusion:

Red

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3105

Site Name: Allotment gardens between Sandgate Lane/Gibson Lane, Kippax, LS25 7

Site Details

Northing:	430556	Area sq m:	20805.37	Ward	Kippax and Methley
Easting:	442187	Area Ha:	2.080537	HMCA:	Outer South East

Site Characteristics

Land Use

Existing Use 1:	Recreation & Leisure - Allotment and city farm
Existing Use 2:	Residential - Dwellings
Existing Use 3:	
Neighbouring Use 1	Recreation & Leisure - Allotment and city farm
Neighbouring Use 2:	Residential - Dwellings
Neighbouring Use 3:	Agriculture
Other uses:	
Site State:	Mix

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	2558.90	Distance to bus stop (metres)	143.59
Nearest Railway Station	East Garforth	Bus Stop ID	11813
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	Grade 2
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

Site overlaps existing dwellings to the north and allotments in the southern section. The site is flat, set within the settlement and has a road frontage. Part of a larger allotment site with more plots immediately to the south. Fields are to the east, currently hidden from view by a line of trees along the boundary.

UDP Designation

Greenbelt - N32 (%):	3.47	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%)	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.53	Other?:	<div style="border: 1px solid black; width: 150px; height: 30px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3105

Site Name: Allotment gardens between Sandgate Lane/Gibson Lane, Kippax, LS25 7

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H33/140/76/	Laying out of access roads and sewers, and erection of residential development, consisting of 78 semi-detached houses, each	01/03/1976	09/08/1976	A	32.44
H33/490/76/	Laying out of access roads and sewers, and erection of residential development consisting of 64 semi-detached houses, each	01/07/1976	04/10/1976	A	31.23
H33/882/76/	Laying out of access roads and erection of 156 dwellings, consisting of 5 detached and 84 semi-detached houses each	13/12/1976	21/02/1977	A	45.29

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3105

Site Name: Allotment gardens between Sandgate Lane/Gibson Lane, Kippax, LS25 7

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Major Urban Area:	0.00	Major Settlement	0.00
Urban Extension Area:	1.00	Smaller settlement	1.00
<u>Regeneration Priority Area:</u>			
Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00
East Leeds			

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3105

Site Name: Allotment gardens between Sandgate Lane/Gibson Lane, Kippax, LS25 7

SHLAA Conclusions

Availability: Unknown

Suitability: LDF to determine

Achievability: Long term (11+ years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

4 buses per hour, 100% primary, 100% health, 0% secondary

Rank (1-5)

4

Access Comments

Access available onto Keble Garth, 2nd point of access maybe needed for level of development

Rank (1-5)

4

Local network comment

Cummulative issues

Rank (1-5)

4

Mitigation measure

Total score

12

Support?

Yes, but 2nd access may be needed

Need to combine with other sites:

Suitability for partial development:

Highways Agency

n/a

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

Electric:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3105

Site Name: Allotment gardens between Sandgate Lane/Gibson Lane, Kippax, LS25 7

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

The site is designated as N1A allotments on the existing UDP and is in current allotment use. Loss of greenspace would need to be considered through the greenspace review. See greenspace section, page 28, question G12.

Site Capacity (dwellings units):

55

Floorspace sq m (Non residential):

Residential Conclusion:

Red

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3106

Site Name: Land adjacent to Selby Road, between junction with M1 and junction with Wakefield

Site Details

Northing:	432466	Area sq m:	729973.16	Ward	Garforth and Swillington
Easting:	438688	Area Ha:	72.997316	HMCA:	Outer South East

Site Characteristics

Land Use

Existing Use 1:	Agriculture
Existing Use 2:	Residential - Dwellings
Existing Use 3:	Residential - Hotels, boarding and guest houses
Neighbouring Use 1	Agriculture
Neighbouring Use 2:	Residential - Dwellings
Neighbouring Use 3:	
Other uses:	
Site State:	Greenfield

Site Detail

Topography:	Undulating	Boundaries:	Partially well-defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	2280.60	Distance to bus stop (metres)	267.42
Nearest Railway Station	Garforth	Bus Stop ID	5040
SFRA Flood Zone:	1.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	1.00	Agricultural Land Class:	Grade 3
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

Large ribbon site that extends to the west of Garforth and continues to the main urban area. The site is broadly flat and is a mix of fields and sporadic dwellings set along the main road. The site also includes a hotel, postal sorting office and other employment sites. To the south there is no visible boundary in place to mark the end of the site as the boundary curves through fields.

UDP Designation

Greenbelt - N32 (%):	98.99	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%)	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 150px; height: 30px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	Yes	Within 100m of Minerals Safeguarding Site?:	Yes
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<i>Site</i>	<i>Site Type</i>
Richmond Works, Silver Linings	Other (Waste) Specialist Miscellaneous

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3106

Site Name: Land adjacent to Selby Road, between
junction with M1 and junction with Wakefield

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H33/344/74/	Outline application to erect r etail sales building (floo r area 5.200 sq.m.(57, 000 sq.f t.))and nine hole golf cours	03/09/1974	07/04/1975	R	11.57

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3106

Site Name: Land adjacent to Selby Road, between junction with M1 and junction with Wakefield

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?: No
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

High potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Coalescence/merging settlements

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site performs an important role safeguarding countryside from encroachment

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Development of the site would have no effect on the setting and special character of historic features

Greenbelt Assessment Conclusion:

Development of the site would join Garforth with the main urban area. Land performs an important separation role, as well as safeguarding countryside. High potential for further sprawl if developed.

Conformity with Core Strategy

Major Urban Area:	1.01	Major Settlement	0.00
Urban Extension Area:	1.00	Smaller settlement	0.00
<u>Regeneration Priority Area:</u>			
Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00
East Leeds			

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3106

Site Name: Land adjacent to Selby Road, between junction with M1 and junction with Wakefield

SHLAA Conclusions

Availability: Unknown

Suitability: LDF to determine

Achievability: Long term (11+ years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

4 buses per hour, 50% secondary, 40% health

Rank (1-5)

4

Access Comments

Large site, will require multiple points of access

Rank (1-5)

5

Local network comment

Significant cumulative issues

Rank (1-5)

4

Mitigation measure

Total score

13

Support?

Yes, but likely significant external network capacity issues

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of East Leeds cluster.

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3106

Site Name: Land adjacent to Selby Road, between junction with M1 and junction with Wakefield

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Green Belt site. The site relates poorly to Garforth and would result in a significant isolated finger of development encroaching into the Green Belt to the west of Garforth, eroding the gap between Garforth and East Leeds. Preventing the coalescence of settlements is one of the purposes of Green Belts. The site has no existing defensible boundaries. The western part of site is affected by the proposed HS2 rail route.

Site Capacity (dwellings units):

1916

Floorspace sq m (Non residential):

Residential Conclusion:

Red

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3107

Site Name: Lines Way(Path), Selby Road, Garforth, Leeds, LS25 1LW

Site Details

Northing:	432064	Area sq m:	21971.14	Ward	Garforth and Swillington
Easting:	440241	Area Ha:	2.197114	HMCA:	Outer South East

Site Characteristics

Land Use

Existing Use 1: Agriculture
 Existing Use 2: Forestry - Unmanaged Forest
 Existing Use 3:
 Neighbouring Use 1: Agriculture
 Neighbouring Use 2:
 Neighbouring Use 3:
 Other uses:
 Site State: Greenfield

Site Detail

Topography:	Sloping	Boundaries:	Partially well-defined
Natural Landscape:	Significant Tree Cover	Road Frontage	<input type="checkbox"/>
Distance to Rail Station (metres):	1610.28	Distance to bus stop (metres)	265.76
Nearest Railway Station	Garforth	Bus Stop ID	3002
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	Grade 3
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

The southern section of the site is part of a field whilst the northern end is heavily treed. No road frontage is in place. Along the eastern boundary is a disused railway line now used as a footpath, this is significantly lower than the site and is lined with trees along the embankment.

UDP Designation

Greenbelt - N32 (%):	99.82	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.18	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<input type="text"/>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3107

Site Name: Lines Way(Path), Selby Road, Garforth,
Leeds, LS25 1LW

Planning History

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3107

Site Name: Lines Way(Path), Selby Road, Garforth, Leeds, LS25 1LW

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?: No
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

High potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

No merging but there is no defensible boundary

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site performs an important role safeguarding countryside from encroachment

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Development of the site would have no effect on the setting and special character of historic features

Greenbelt Assessment Conclusion:

Isolated from settlement. No links to built up area. No defensible boundary creating potential for further sprawl.

Conformity with Core Strategy

Major Urban Area:	0.00	Major Settlement	0.00
Urban Extension Area:	1.00	Smaller settlement	0.00
<u>Regeneration Priority Area:</u>			
Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00
East Leeds			

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3107

Site Name: Lines Way(Path), Selby Road, Garforth, Leeds, LS25 1LW

SHLAA Conclusions

Availability: Unknown

Suitability: LDF to determine

Achievability: Long term (11+ years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

4 buses per hour

Rank (1-5)

4

Access Comments

No highway frontage

Rank (1-5)

3

Local network comment

Existing local congestion and significant cumulative issues

Rank (1-5)

3

Mitigation measure

Total score

10

Support?

No

Need to combine with other sites:

Yes

Suitability for partial development:

Highways Agency

Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of East Leeds cluster.

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Not supported (RED). No site-specific designations but mature woodland along northern parts, a beck and ponds together with adjacent Garforth Disused Railway Local Nature Area.

Boundary Amendment

Supported with mitigation if Red hatched area excluded and boundary amended as per drawing RM/3107. Mitigation will still be required to ensure impacts on adjacent habitats are addressed i.e. provide a buffer to adjacent woodland and disused railway. Wate

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3107

Site Name: Lines Way(Path), Selby Road, Garforth, Leeds, LS25 1LW

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Green Belt site. The site is in an isolated position within the Green Belt, unrelated to the existing settlement of Garforth. Development would set a precedent for further unrestricted sprawl. There is no road frontage to the site for access. A large portion of the site is covered with trees.

Site Capacity (dwellings units):

58

Floorspace sq m (Non residential):

Residential Conclusion:

Red

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3108

Site Name: Lines Way(Path), Selby Road, Garforth, Leeds, LS25 1LW

Site Details

Northing:	432089	Area sq m:	5656.12	Ward	Garforth and Swillington
Easting:	440122	Area Ha:	0.565612	HMCA:	Outer South East

Site Characteristics

Land Use

Existing Use 1: Forestry - Unmanaged Forest
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1: Agriculture
 Neighbouring Use 2:
 Neighbouring Use 3:
 Other uses:
 Site State: Greenfield

Site Detail

Topography:	Sloping	Boundaries:	Poorly defined
Natural Landscape:	Significant Tree Cover	Road Frontage	<input type="checkbox"/>
Distance to Rail Station (metres):	1621.12	Distance to bus stop (metres)	287.46
Nearest Railway Station	Garforth	Bus Stop ID	3002
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	Grade 3
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

Small square site covered in trees. A beck runs through the northern section of the site. There is no road frontage and it is surrounded by further trees and fields.

UDP Designation

Greenbelt - N32 (%):	99.64	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.33	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 150px; height: 30px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3108

Site Name: Lines Way(Path), Selby Road, Garforth,
Leeds, LS25 1LW

Planning History

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3108

Site Name: Lines Way(Path), Selby Road, Garforth, Leeds, LS25 1LW

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?: No
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

High potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

No merging but there is no defensible boundary

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site performs an important role safeguarding countryside from encroachment

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Development of the site would have no effect on the setting and special character of historic features

Greenbelt Assessment Conclusion:

Isolated site that isn't connected to the settlement. High potential for further sprawl.

Conformity with Core Strategy

Major Urban Area:	0.00	Major Settlement	0.00
Urban Extension Area:	1.00	Smaller settlement	0.00
<u>Regeneration Priority Area:</u>			
Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00
East Leeds			

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3108

Site Name: Lines Way(Path), Selby Road, Garforth, Leeds, LS25 1LW

SHLAA Conclusions

Availability: Unknown

Suitability: LDF to determine

Achievability: Long term (11+ years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

4 buses per hour

Rank (1-5)

4

Access Comments

No highway frontage

Rank (1-5)

3

Local network comment

Existing local congestion and significant cumulative issues

Rank (1-5)

3

Mitigation measure

Total score

10

Support?

No

Need to combine with other sites:

Yes

Suitability for partial development:

Highways Agency

n/a

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Not supported (RED). No site-specific designations but woodland, a beck and ponds, all UK BAP Priority Habitats. Possible protected species Water Voles.

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

Electric:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3108

Site Name: Lines Way(Path), Selby Road, Garforth, Leeds, LS25 1LW

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Green Belt site. The site is in an isolated position within the Green Belt, unrelated to the existing settlement of Garforth. Development would set a precedent for further unrestricted sprawl. There is no road frontage to the site for access. It is also covered with dense trees.

Site Capacity (dwellings units):

18

Floorspace sq m (Non residential):

Residential Conclusion:

Red

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3109A

Site Name: Land south of Selby Road, Kippax, Leeds,
LS25 2

Site Details

Northing:	431195	Area sq m:	113114.86	Ward	Kippax and Methley
Easting:	440555	Area Ha:	11.311486	HMCA:	Outer South East

Site Characteristics

Land Use

Existing Use 1:	Agriculture
Existing Use 2:	
Existing Use 3:	
Neighbouring Use 1	Agriculture
Neighbouring Use 2:	Residential - Dwellings
Neighbouring Use 3:	
Other uses:	
Site State:	Greenfield

Site Detail

Topography:	Sloping	Boundaries:	Partially well-defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	2109.61	Distance to bus stop (metres)	364.69
Nearest Railway Station	East Garforth	Bus Stop ID	8392
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	Grade 3
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

Large site that has been split into three parts. This section is located to the west of Kippax and adjoins the settlement along the boundary. The site slopes downwards towards the west and has an access road that runs through the centre. A small number of dwellings are situated along this road within the site. Along the western boundary is a tree lined public bridleway.

UDP Designation

Greenbelt - N32 (%):	99.89	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%)	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0.07	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3109A

Site Name: Land south of Selby Road, Kippax, Leeds,
LS25 2

Planning History

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3109A

Site Name: Land south of Selby Road, Kippax, Leeds,
LS25 2

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?: No
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Low potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

No merging but there is no defensible boundary

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site performs an important role safeguarding countryside from encroachment

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Development of the site would have no effect on the setting and special character of historic features

Greenbelt Assessment Conclusion:

Links to settlement to the east. Fairly well contained site, however, potential for further sprawl to south. Would narrow the gap between Garforth and Kippax.

Conformity with Core Strategy

Major Urban Area:	0.00	Major Settlement	0.00
Urban Extension Area:	0.00	Smaller settlement	1.00
<u>Regeneration Priority Area:</u>			
Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00
East Leeds			

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3109A

Site Name: Land south of Selby Road, Kippax, Leeds, LS25 2

SHLAA Conclusions

Availability:

Suitability:

Achievability:

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Mostly meets accessibility standards

Rank (1-5)

4

Access Comments

Access via Brecks Lane - width less than 5.5m width in places and forms cul-de-sac with 60 existing dwellings - limit any new development to 140 dwellings

Rank (1-5)

4

Local network comment

Existing local congestion and potential cumulative issues

Rank (1-5)

3

Mitigation measure

Total score

11

Support?

Yes

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Major impact - Likely to require significant physical mitigation

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported with mitigation to protect and enhance the wildlife corridor function of the Garforth Disused Railway LNA to the west.

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

Electric:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3109A

Site Name: Land south of Selby Road, Kippax, Leeds, LS25 2

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Green Belt site. The original site has been split. Development of site A would not result in the coalescence of Garforth and Kippax and is therefore more acceptable in Green Belt terms. However, whilst the site is contained on the west and eastern boundaries, there could be further pressure for release of land to the north and south should the site be released. Highways have concerns over access and capacity should be limited to a maximum of 140 units on the site.

Site Capacity (dwellings units): 140 Floorspace sq m (Non residential): 0

Residential Conclusion:

Amber

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3109B

Site Name: Land south of Selby Road, Kippax, Leeds, LS25 2

Site Details

Northing:	431766	Area sq m:	655666.00	Ward	Garforth and Swillington
Easting:	440766	Area Ha:	65.5666	HMCA:	Outer South East

Site Characteristics

Land Use

Existing Use 1: Agriculture
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1: Agriculture
 Neighbouring Use 2:
 Neighbouring Use 3:
 Other uses:
 Site State: Greenfield

Site Detail

Topography:	Sloping	Boundaries:	Partially well-defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	1510.53	Distance to bus stop (metres)	259.85
Nearest Railway Station	East Garforth	Bus Stop ID	8392
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	Grade 3
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

Large site that has been split into three parts. This section abuts Garforth to the north and Kippax to the south, a link road runs through the site which joins the two settlements. The majority of the site is used for agricultural purposes but has sporadic dwellings located around the site, as well as farm buildings and a nursery. The edges of the site relate poorly to features on the ground cutting through fields rather than existing boundaries.

UDP Designation

Greenbelt - N32 (%):	99.28	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%)	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 150px; height: 30px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.01		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3109B

Site Name: Land south of Selby Road, Kippax, Leeds,
LS25 2

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H33/126/75/	Outline application to erect d etached house, garage, imple ment shed and agricultural pro duce store to part of agricul	27/02/1975	01/11/1976	R	13.93

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3109B

Site Name: Land south of Selby Road, Kippax, Leeds, LS25 2

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?: No
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

High potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Coalescence/merging settlements

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site performs an important role safeguarding countryside from encroachment

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Development of the site would have no effect on the setting and special character of historic features

Greenbelt Assessment Conclusion:

Development would merge Garforth and Kippax, two separate settlements. Green belt serves an important function.

Conformity with Core Strategy

Major Urban Area:	0.00	Major Settlement	1.00
Urban Extension Area:	0.00	Smaller settlement	1.00
<u>Regeneration Priority Area:</u>			
Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00
East Leeds			

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3109B

Site Name: Land south of Selby Road, Kippax, Leeds, LS25 2

SHLAA Conclusions

Availability:

Suitability:

Achievability:

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Mostly meets accessibility standards

Rank (1-5)

4

Access Comments

Scale of development will require multiple access points

Rank (1-5)

4

Local network comment

Existing local congestion and significant cumulative issues

Rank (1-5)

3

Mitigation measure

Unknown - to be assessed through Transport Assessment

Total score

11

Support?

Yes with mitigation

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Major impact - Likely to require significant physical mitigation

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported with mitigation to protect and enhance the wildlife corridor function of the Garforth Disused Railway LNA to the west.

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

Electric:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3109B

Site Name: Land south of Selby Road, Kippax, Leeds, LS25 2

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Green Belt site. The original site has been split. Site B is the largest part of the site and currently serves an important Green Belt function in separating Garforth and Kippax. Any coalescence of the settlements would be contrary to Green Belt policy, prevention of coalescence being one of the purposes of Green Belts.

Site Capacity (dwellings units): 1721 Floorspace sq m (Non residential): 0

Residential Conclusion:

Red

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3109C

Site Name: Land south of Selby Road, Kippax, Leeds,
LS25 2

Site Details

Northing:	431362	Area sq m:	90312.86	Ward	Kippax and Methley
Easting:	441419	Area Ha:	9.031286	HMCA:	Outer South East

Site Characteristics

Land Use

Existing Use 1:	Agriculture
Existing Use 2:	
Existing Use 3:	
Neighbouring Use 1	Agriculture
Neighbouring Use 2:	Residential - Dwellings
Neighbouring Use 3:	
Other uses:	
Site State:	Greenfield

Site Detail

Topography:	Sloping	Boundaries:	Partially well-defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	1686.26	Distance to bus stop (metres)	266.32
Nearest Railway Station	East Garforth	Bus Stop ID	9206
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	Urban
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

Large site that has been split into three parts. This section is set to the north east of Kippax with one boundary linking to the settlement. Site has an agricultural use, fields surround a farm in the centre. Limited amount of trees on site, most line the boundary and the edges of fields but there is a small collection to the east of the farm up until the boundary of the site.

UDP Designation

Greenbelt - N32 (%):	99.30	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%)	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3109C

Site Name: Land south of Selby Road, Kippax, Leeds,
LS25 2

Planning History

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3109C

Site Name: Land south of Selby Road, Kippax, Leeds, LS25 2

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?: No
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

High potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

No merging but there is no defensible boundary

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site performs an important role safeguarding countryside from encroachment

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Development of the site would have no effect on the setting and special character of historic features

Greenbelt Assessment Conclusion:

Relates well to settlement, however, boundaries to north and east are poor and could lead to further sprawl.

Conformity with Core Strategy

Major Urban Area:	0.00	Major Settlement	0.00
Urban Extension Area:	0.00	Smaller settlement	1.00
<u>Regeneration Priority Area:</u>			
Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00
East Leeds			

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3109C

Site Name: Land south of Selby Road, Kippax, Leeds, LS25 2

SHLAA Conclusions

Availability:

Suitability:

Achievability:

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Mostly meets accessibility standards

Rank (1-5)

4

Access Comments

Access off Roach Grange Avenue ok for up to 200 dwellings

Rank (1-5)

4

Local network comment

Existing local congestion and potential cumulative issues

Rank (1-5)

3

Mitigation measure

Total score

11

Support?

Yes

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Major impact - Likely to require significant physical mitigation

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported with mitigation to protect and enhance the wildlife corridor function of the Garforth Disused Railway LNA to the west.

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

Electric:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3109C

Site Name: Land south of Selby Road, Kippax, Leeds, LS25 2

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Green Belt site. The original site has been split. Site C is more suitable in Green Belt terms than B as it would not result in the coalescence of Garforth and Kippax. There is existing development to the west and south so development here would be better related to the existing settlement pattern. Highways would only support a maximum of 200 units.

Site Capacity (dwellings units): 200 Floorspace sq m (Non residential): 0

Residential Conclusion:

Amber

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3110

Site Name: Land west of Green Lane, Garforth, Leeds, LS25 2

Site Details

Northing:	432348	Area sq m:	50380.44	Ward	Garforth and Swillington
Easting:	441713	Area Ha:	5.038044	HMCA:	Outer South East

Site Characteristics

Land Use

Existing Use 1: Agriculture
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1: Agriculture
 Neighbouring Use 2: Residential - Dwellings
 Neighbouring Use 3:
 Other uses:
 Site State: Greenfield

Site Detail

Topography:	Flat	Boundaries:	Partially well-defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input type="checkbox"/>
Distance to Rail Station (metres):	707.05	Distance to bus stop (metres)	325.86
Nearest Railway Station	East Garforth	Bus Stop ID	11002
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	Grade 2
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

Flat site currently with an agricultural use. To the east is existing housing and to the west and south are further fields. Road access is available at the northern end of the site but this consists of a single tree lined track.

UDP Designation

Greenbelt - N32 (%):	99.74	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<input type="text"/>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3110

Site Name: Land west of Green Lane, Garforth, Leeds,
LS25 2

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
33/118/97/FU	Use of agricultural land as cricket pitch and two football pitches	14/05/1997	13/02/1998	A	72.30
33/357/94/FU	Use of agricultural land as cricket football and rugby pitches	22/12/1994	21/12/1995	W	71.85

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3110

Site Name: Land west of Green Lane, Garforth, Leeds, LS25 2

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?: Yes
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Low potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

No merging of settlements

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site performs an important role safeguarding countryside from encroachment

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Development of the site would have no effect on the setting and special character of historic features

Greenbelt Assessment Conclusion:

Relates well to settlement and would round off this section.

Conformity with Core Strategy

Major Urban Area:	0.00	Major Settlement	1.00
Urban Extension Area:	1.00	Smaller settlement	0.00
<u>Regeneration Priority Area:</u>			
Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00
East Leeds			

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3110

Site Name: Land west of Green Lane, Garforth, Leeds, LS25 2

SHLAA Conclusions

Availability: Unknown

Suitability: LDF to determine

Achievability: Long term (11+ years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Poor buses, 95% rail, 10% primary, 10% health

Rank (1-5)

2

Access Comments

No frontage onto adopted highway, abuts larger potential development site

Rank (1-5)

3

Local network comment

Significant cumulative issues

Rank (1-5)

4

Mitigation measure

Total score

9

Support?

No

Need to combine with other sites:

Yes

Suitability for partial development:

No

Highways Agency

Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of East Leeds cluster.

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3110

Site Name: Land west of Green Lane, Garforth, Leeds, LS25 2

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Green Belt site. The site is relatively well related to Garforth and, with site 1244 would round off the settlement if developed. It is flat with no constraints apart from access. Highways concerns re no direct access. Woud have to access through adjoining sites. Highway concerns re accessibility and poor access options for such a large site.

Site Capacity (dwellings units):

144

Floorspace sq m (Non residential):

Residential Conclusion:

Amber

Retail Conclusion:

Red

Employment Conclusion:

Red

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3112

Site Name: Fairview Farm, Wakefield Road, Garforth, Leeds, LS25 1AS

Site Details

Northing:	433112	Area sq m:	94438.57	Ward	Garforth and Swillington
Easting:	439446	Area Ha:	9.443857	HMCA:	Outer South East

Site Characteristics

Land Use

Existing Use 1: Agriculture
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1: Agriculture
 Neighbouring Use 2: Residential - Dwellings
 Neighbouring Use 3:
 Other uses:
 Site State: Greenfield

Site Detail

Topography:	Flat	Boundaries:	Partially well-defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	1310.97	Distance to bus stop (metres)	143.20
Nearest Railway Station	Garforth	Bus Stop ID	5745
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	Grade 3
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

Single field located to the west of Garforth, separated from the settlement by Wakefield Road which runs along the eastern boundary. Trees line the remaining sides to the north, west and south. Further fields are set beyond this as well as two farms, one to the north and the other to the west.

UDP Designation

Greenbelt - N32 (%):	99.97	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%)	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 150px; height: 30px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3112

Site Name: Fairview Farm, Wakefield Road, Garforth,
Leeds, LS25 1AS

Planning History

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3112

Site Name: Fairview Farm, Wakefield Road, Garforth, Leeds, LS25 1AS

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?: No
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

High potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

No merging but there is no defensible boundary

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site performs an important role safeguarding countryside from encroachment

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Development of the site would have no effect on the setting and special character of historic features

Greenbelt Assessment Conclusion:

Good links to settlement, however, development would mean crossing the main road which currently acts as a strong defensible boundary. Potential for further sprawl.

Conformity with Core Strategy

Major Urban Area:	0.00	Major Settlement	1.00
Urban Extension Area:	0.00	Smaller settlement	0.00
<u>Regeneration Priority Area:</u>			
Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00
East Leeds			

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3112

Site Name: Fairview Farm, Wakefield Road, Garforth, Leeds, LS25 1AS

SHLAA Conclusions

Availability: Unknown

Suitability: No

Achievability: Long term (11+ years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

4 buses per hour, 100% employment, 75% primary & secondary education, 75% primary health

Rank (1-5)

4

Access Comments

Long frontage with Wakefield Road should provide access

Rank (1-5)

5

Local network comment

Local congestion and cumulative issues

Rank (1-5)

3

Mitigation measure

Total score

12

Support?

Yes

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of East Leeds cluster.

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported with mitigation provided that the ditch along the northern boundary (which has a record of Water Vole - a UK BAP and UK protected species) is protected and enhanced through a 20 metre buffer on both sides of the ditch, and surface water attenuation.

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3112

Site Name: Fairview Farm, Wakefield Road, Garforth,
Leeds, LS25 1AS

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Green Belt site. By itself the site would not relate well to the existing settlement form, but along with sites 1100 and 1044 could form a logical extension to the northwest of Garforth. There are no constraints on the site that would prevent development as the site is flat with a long road frontage.

Site Capacity (dwellings units): 243 Floorspace sq m (Non residential): 0

Residential Conclusion:

Amber

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

Site Ref: 3113

Site Name: Land to rear of Barrowby Lodge, Barrowby Lane, Garforth, Leeds, LS25 1NF

Site Details

Northing:	433713	Area sq m:	4279.14	Ward	Garforth and Swillington
Easting:	439562	Area Ha:	0.427914	HMCA:	Outer South East

Site Characteristics

Land Use

Existing Use 1: Agriculture
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1: Agriculture
 Neighbouring Use 2: Residential - Dwellings
 Neighbouring Use 3:
 Other uses:
 Site State: Greenfield

Site Detail

Topography:	Flat	Boundaries:	Partially well-defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	1095.47	Distance to bus stop (metres)	581.86
Nearest Railway Station	Garforth	Bus Stop ID	2526
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	Grade 2
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

Small, flat square shaped site set to the west of Garforth. Currently part of a field in an agricultural use, some trees line the east, north and west boundary. No features of note on site.

UDP Designation

Greenbelt - N32 (%):	100.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 150px; height: 30px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3113

Site Name: Land to rear of Barrowby Lodge, Barrowby Lane, Garforth, Leeds, LS25 1NF

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
08/06203/FU	Two storey side and rear extension to bungalow to form five bedroom dwelling house	05/11/2008	29/12/2008	R	17.55
12/01567/FU	Replacement detached dwelling	10/04/2012	15/06/2012	R	17.55

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3113

Site Name: Land to rear of Barrowby Lodge, Barrowby Lane, Garforth, Leeds, LS25 1NF

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?: No
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

High potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

No merging but there is no defensible boundary

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site performs an important role safeguarding countryside from encroachment

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Development of the site would have no effect on the setting and special character of historic features

Greenbelt Assessment Conclusion:

Doesn't relate well to settlement, however, could be considered with adjoining site 1044.

Conformity with Core Strategy

Major Urban Area:	0.00	Major Settlement	0.00
Urban Extension Area:	1.00	Smaller settlement	0.00
<u>Regeneration Priority Area:</u>			
Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00
East Leeds			

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3113

Site Name: Land to rear of Barrowby Lodge, Barrowby Lane, Garforth, Leeds, LS25 1NF

SHLAA Conclusions

Availability: Unknown

Suitability: LDF to determine

Achievability: Long term (11+ years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Landlocked site, Public Transport standards not met

Rank (1-5)

2

Access Comments

Requires development of adjacent site for access

Rank (1-5)

3

Local network comment

Local congestion/capacity issues and potential for significant cumulative impact with other nearby sites

Rank (1-5)

2

Mitigation measure

The potential for mitigation and capacity improvements needs to be considered with in conjunction with other nearby sites

Total score

7

Support?

No

Need to combine with other sites:

Yes

Suitability for partial development:

No

Highways Agency

n/a

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

Electric:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3113

Site Name: Land to rear of Barrowby Lodge, Barrowby Lane, Garforth, Leeds, LS25 1NF

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Green Belt site. The site is small and by itself is not well related to the existing settlement. However, if it is brought forward with SHLAA site 1044 it has some potential for residential development. The proposed HS2 rail line runs to the north of the site. Highways concerns re access and accessibility.

Site Capacity (dwellings units):

18

Floorspace sq m (Non residential):

Residential Conclusion:

Amber

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3115

Site Name: Land at New Hold, Garforth, Leeds, LS25 2HH

Site Details

Northing:	434254	Area sq m:	25755.55	Ward	Garforth and Swillington
Easting:	441062	Area Ha:	2.575555	HMCA:	Outer South East

Site Characteristics

Land Use

Existing Use 1: Agriculture
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1: Agriculture
 Neighbouring Use 2: Forestry - Unmanaged Forest
 Neighbouring Use 3:
 Other uses:
 Site State:

Site Detail

Topography:	Flat	Boundaries:	Partially well-defined
Natural Landscape:	No Tree Cover	Road Frontage	<input type="checkbox"/>
Distance to Rail Station (metres):	753.36	Distance to bus stop (metres)	695.00
Nearest Railway Station	Garforth	Bus Stop ID	8628
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	Grade 3
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

UDP Designation

Greenbelt - N32 (%):	100.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3115

Site Name: Land at New Hold, Garforth, Leeds, LS25 2HH

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
33/279/97/MIN	Variation of condition no 3 of application no 33/234/94/fu (to allow site operations to continue until 31-may-1998)	27/10/1997	19/12/1997	A	100.00
33/234/94/FU	Stabilisation of proposed development land and reclamation of derelict land by opencast mining	11/08/1994	04/10/1995	A	100.00
33/269/97/MIN	Variation of condition no 2 of application no 33/234/94/fu (approved drawings)	07/10/1997	19/12/1997	A	100.00
33/103/97/MIN	Variation of condition no 2 of application no 33/234/94/fu (to modify the method of working of the site)	30/04/1997	17/06/1997	A	100.00

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?: No
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

High potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

No merging but there is no defensible boundary

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site performs an important role safeguarding countryside from encroachment

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Development of the site would have no effect on the setting and special character of historic features

Greenbelt Assessment Conclusion:

Green Belt site. Site is isolated and unrelated to the existing settlement, with no road access and poor accessibility. The site provides access to the countryside and Hawks Nest Wood. The site has no existing defensible boundaries.

Conformity with Core Strategy

Major Urban Area:	0.00	Major Settlement	0.00
Urban Extension Area:	1.00	Smaller settlement	0.00
<u>Regeneration Priority Area:</u>			
Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00
East Leeds			

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3115

Site Name: Land at New Hold, Garforth, Leeds, LS25 2HH

SHLAA Conclusions

Availability: Unknown

Suitability: LDF to determine

Achievability: Long term (11+ years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

landlocked site, Public Transport standards not met, outside thresholds for local services

Rank (1-5)

2

Access Comments

requires development of adjacent site for access

Rank (1-5)

3

Local network comment

local congestion/capacity issues and potential for significant cumulative impact with other nearby sites

Rank (1-5)

2

Mitigation measure

the potential for mitigation and capacity improvements needs to be considered with in conjunction with other nearby sites

Total score

7

Support?

no

Need to combine with other sites:

yes

Suitability for partial development:

no

Highways Agency

Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of East Leeds cluster.

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Not supported (RED). Whole site recently assessed against Local Wildlife Site (SEGI) criteria and sufficient to be designated, based on importance for Great Crested Newts.

Boundary Amendment

Meets Local Wildlife Sites criteria.

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3115

Site Name: Land at New Hold, Garforth, Leeds, LS25 2HH

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Green Belt site. Site is isolated and unrelated to the existing settlement, with no road access and poor accessibility. The site provides access to the countryside and Hawks Nest Wood. The site has no existing defensible boundaries. The proposed HS2 rail line runs to the north of the site.

Site Capacity (dwellings units): 68 **Floorspace sq m (Non residential):**

Residential Conclusion: Red **Retail Conclusion:** **Employment Conclusion:**

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3116

Site Name: Land adjacent to Micklefield C of E Primary School, Great North Road, Micklefield, LS25

Site Details

Northing:	433142	Area sq m:	56600.01	Ward	Kippax and Methley
Easting:	444150	Area Ha:	5.660001	HMCA:	Outer South East

Site Characteristics

Land Use

Existing Use 1: Agriculture
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1: Agriculture
 Neighbouring Use 2: Recreation & Leisure - Outdoor sport facility
 Neighbouring Use 3:
 Other uses:
 Site State: Greenfield

Site Detail

Topography:	Flat	Boundaries:	Poorly defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input type="checkbox"/>
Distance to Rail Station (metres):	2576.77	Distance to bus stop (metres)	250.09
Nearest Railway Station	East Garforth	Bus Stop ID	11215
SFRA Flood Zone:	1.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	1.00	Agricultural Land Class:	Grade 3a
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

Flat site set to the west of Micklefield. Field in agricultural use with no buildings within the site. Limited amount of trees in place along the boundaries. There is no road frontage.

UDP Designation

Greenbelt - N32 (%):	99.92	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<input type="text"/>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3116

Site Name: Land adjacent to Micklefield C of E Primary
School, Great North Road, Micklefield, LS25

Planning History

Site Ref: 3116

Site Name: Land adjacent to Micklefield C of E Primary School, Great North Road, Micklefield, LS25

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?: No
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

High potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

No merging but there is no defensible boundary

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site performs an important role safeguarding countryside from encroachment

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Development of the site would have no effect on the setting and special character of historic features

Greenbelt Assessment Conclusion:

Relates poorly to settlement, only connected partially on one side. High potential for further sprawl.

Conformity with Core Strategy

Major Urban Area:	0.00	Major Settlement	0.00
Urban Extension Area:	0.00	Smaller settlement	1.00
<u>Regeneration Priority Area:</u>			
Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00
East Leeds			

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3116

Site Name: Land adjacent to Micklefield C of E Primary School, Great North Road, Micklefield, LS25

SHLAA Conclusions

Availability: Unknown

Suitability: LDF to determine

Achievability:

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Poor buses but 100% rail, 25% primary

Rank (1-5)

3

Access Comments

No frontage onto adopted highway, abuts larger potential development site

Rank (1-5)

3

Local network comment

Cumulative issues

Rank (1-5)

4

Mitigation measure

Total score

10

Support?

No

Need to combine with other sites:

Yes

Suitability for partial development:

Highways Agency

Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of East Leeds cluster.

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

Education

Land adjacent to school. Requires further investigation.

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3116

Site Name: Land adjacent to Micklefield C of E Primary School, Great North Road, Micklefield, LS25

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Green Belt site. Adjacent to school. We are consulting Education on all sites and any comments received will be considered before making final decisions on sites (ie. To see if site required for school expansion). Highways concerns re access - no linkage to adopted highway.

Site Capacity (dwellings units):

127

Floorspace sq m (Non residential):

Residential Conclusion:

Red

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

Site Ref: 3117

Site Name: Land south of Selby Road, Garforth, Leeds, LS25 1LF

Site Details

Northing:	431869	Area sq m:	12850.32	Ward	Garforth and Swillington
Easting:	440077	Area Ha:	1.285032	HMCA:	Outer South East

Site Characteristics

Land Use

Existing Use 1: Agriculture
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1: Agriculture
 Neighbouring Use 2:
 Neighbouring Use 3:
 Other uses:
 Site State: Greenfield

Site Detail

Topography:	Sloping	Boundaries:	Partially well-defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input type="checkbox"/>
Distance to Rail Station (metres):	1844.39	Distance to bus stop (metres)	502.44
Nearest Railway Station	Garforth	Bus Stop ID	3002
SFRA Flood Zone:	1.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	1.00	Agricultural Land Class:	Grade 3
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

Triangular shaped site that covers roughly half of a field in agricultural use. The site is surrounded by further fields and has no road frontage or access. Trees line the south west boundary but this is the only side that is well defined. An old railway line currently used as a bridleway is just beyond the site to the east.

UDP Designation

Greenbelt - N32 (%):	100.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<input type="text"/>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3117

Site Name: Land south of Selby Road, Garforth, Leeds,
LS25 1LF

Planning History

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3117

Site Name: Land south of Selby Road, Garforth, Leeds, LS25 1LF

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?: No
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

High potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

No merging but there is no defensible boundary

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site performs an important role safeguarding countryside from encroachment

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Development of the site would have no effect on the setting and special character of historic features

Greenbelt Assessment Conclusion:

No links to the settlement, isolated site. High potential for further sprawl.

Conformity with Core Strategy

Major Urban Area:	0.00	Major Settlement	0.00
Urban Extension Area:	1.00	Smaller settlement	0.00
<u>Regeneration Priority Area:</u>			
Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00
East Leeds			

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3117

Site Name: Land south of Selby Road, Garforth, Leeds, LS25 1LF

SHLAA Conclusions

Availability: Unknown

Suitability: LDF to determine

Achievability: Long term (11+ years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

The site fails all the accessibility criteria

Rank (1-5)

1

Access Comments

No frontage onto adopted highway, abuts larger potential development site

Rank (1-5)

3

Local network comment

Existing local congestion and significant cumulative issues

Rank (1-5)

3

Mitigation measure

Total score

7

Support?

No

Need to combine with other sites:

Yes

Suitability for partial development:

Highways Agency

Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of East Leeds cluster.

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported with mitigation to protect and enhance the beck to the south west - providing a 20 metre buffer to the beck.

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3117

Site Name: Land south of Selby Road, Garforth, Leeds, LS25 1LF

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Green Belt site. The site is in an isolated position within the Green Belt and development would result in an island of development unrelated to the exiting settlement. There is no road frontage to the site for access. A large portion of the site is covered with trees.

Site Capacity (dwellings units):

40

Floorspace sq m (Non residential):

Residential Conclusion:

Red

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3321

Site Name: Berry Lane/Preston Lane, Great Preston,
Leeds, LS26 8AU

Site Details

Northing:	429457	Area sq m:	32330.51	Ward	Garforth and Swillington
Easting:	440357	Area Ha:	3.233051	HMCA:	Outer South East

Site Characteristics

Land Use

Existing Use 1:	Agriculture
Existing Use 2:	
Existing Use 3:	
Neighbouring Use 1	Residential - Dwellings
Neighbouring Use 2:	Recreation & Leisure - Outdoor sport facility
Neighbouring Use 3:	Community Services - Education
Other uses:	
Site State:	Greenfield

Site Detail

Topography:	Flat	Boundaries:	Partially well-defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	3556.94	Distance to bus stop (metres)	146.47
Nearest Railway Station	Woodlesford	Bus Stop ID	1393
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	Grade 3
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

Partial infill site set in Great Preston. The site consists of a few fields, is relatively flat with no features of note, just a few trees along the boundaries. Road frontage is available to the north and west. The site wraps around a cricket ground / pitch to the north and further fields to the south.

UDP Designation

Greenbelt - N32 (%):	100.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%)	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.04		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3321

Site Name: Berry Lane/Preston Lane, Great Preston,
Leeds, LS26 8AU

Planning History

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3321

Site Name: Berry Lane/Preston Lane, Great Preston, Leeds, LS26 8AU

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?: Partial
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Low potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

No merging but would significantly reduce the green belt gap

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site does not perform an important role in safeguarding the countryside from encroachment

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Development of the site would have no effect on the setting and special character of historic features

Greenbelt Assessment Conclusion:

Strong links to settlement. Development would reduce separation between Great Preston and Allerton Bywater.

Conformity with Core Strategy

Major Urban Area:	0.00	Major Settlement	0.00
Urban Extension Area:	0.00	Smaller settlement	0.00
<u>Regeneration Priority Area:</u>			
Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00
East Leeds			

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3321

Site Name: Berry Lane/Preston Lane, Great Preston, Leeds, LS26 8AU

SHLAA Conclusions

Availability: Short term (0-5yrs) Suitability: LDF to determine Achievability: Long term (11+ years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Mostly meets accessibility standards

Rank (1-5)

4

Access Comments

Potential access onto Preston Lane or Berry Lane

Rank (1-5)

4

Local network comment

Spare capacity within local network

Rank (1-5)

4

Mitigation measure

Total score

12

Support?

yes

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

Electric:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3321

Site Name: Berry Lane/Preston Lane, Great Preston, Leeds, LS26 8AU

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Green Belt site. The site is set in the centre of Great Preston and has strong links to the settlement, bordered on three sides by housing. However, given the location so close to Allerton Bywater development would reduce the separation between the two settlements with potential for coalescence.

Site Capacity (dwellings units): 84 Floorspace sq m (Non residential): 0

Residential Conclusion:

Amber

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3450

Site Name: Land to North of Station Road, Kippax / Great Preston

Site Details

Northing:	429887	Area sq m:	124258.26	Ward	Garforth and Swillington
Easting:	440617	Area Ha:	12.425826	HMCA:	Outer South East

Site Characteristics

Land Use

Existing Use 1: Agriculture
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1: Agriculture
 Neighbouring Use 2: Residential - Dwellings
 Neighbouring Use 3:
 Other uses:
 Site State: Greenfield

Site Detail

Topography:	Sloping	Boundaries:	Partially well-defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	3296.78	Distance to bus stop (metres)	210.35
Nearest Railway Station	East Garforth	Bus Stop ID	13049
SFRA Flood Zone:	1.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	1.00	Agricultural Land Class:	Grade 3
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

Greenfield site seperating Great Preston and Kippax. Hosuing on three sides and fields to north.

UDP Designation

Greenbelt - N32 (%):	99.93	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 200px; height: 30px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3450

Site Name: Land to North of Station Road, Kippax /
Great Preston

Planning History

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3450

Site Name: Land to North of Station Road, Kippax / Great Preston

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?: Partial
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Low potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Coalescence/merging settlements

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site does not perform an important role in safeguarding the countryside from encroachment

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Development of the site would have no effect on the setting and special character of historic features

Greenbelt Assessment Conclusion:

Green Belt site. Development of the site would lead to further merging of Kippax and Great Preston.

Conformity with Core Strategy

Major Urban Area:	0.00	Major Settlement	0.00
Urban Extension Area:	0.00	Smaller settlement	1.00
<u>Regeneration Priority Area:</u>			
Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00
East Leeds			

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3450

Site Name: Land to North of Station Road, Kippax / Great Preston

SHLAA Conclusions

Availability: Short term (0-5yrs) Suitability: LDF to determine Achievability: Long term (11+ years)

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

4 buses per hour, 100% employment, 50% primary health, primary education & secondary educaion

Rank (1-5)

4

Access Comments

long frontage with Berry Lane should provide visibility

Rank (1-5)

3

Local network comment

spare capacity but cumulative issues

Rank (1-5)

3

Mitigation measure

improvement of junction of Berry Lane and Whitehouse Lane (currently mini-roundabout)

Total score

10

Support?

yes

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Not supported (RED). Townclose Hills SSSI and Local Nature Reserve are immediatley 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

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3450

Site Name: Land to North of Station Road, Kippax / Great Preston

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Green Belt site. Development of the site would lead to further merging of Kippax and Great Preston.

Site Capacity (dwellings units):

326

Floorspace sq m (Non residential):

Residential Conclusion:

Red

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3463

Site Name: North of Brigshaw High School, Allerton Bywater

Site Details

Northing:	429374	Area sq m:	47643.31	Ward	Kippax and Methley
Easting:	440791	Area Ha:	4.764331	HMCA:	Outer South East

Site Characteristics

Land Use

Existing Use 1:	Agriculture
Existing Use 2:	
Existing Use 3:	
Neighbouring Use 1	Agriculture
Neighbouring Use 2:	Community Services - Education
Neighbouring Use 3:	Residential - Dwellings
Other uses:	
Site State:	Greenfield

Site Detail

Topography:	Flat	Boundaries:	Partially well-defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	3749.69	Distance to bus stop (metres)	348.73
Nearest Railway Station	East Garforth	Bus Stop ID	8738
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	Grade 3
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

Greenfield site between Great Preston and Allerton Bywater. Housing to north.

UDP Designation

Greenbelt - N32 (%):	99.95	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%)	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3463

Site Name: North of Brigshaw High School, Allerton
Bywater

Planning History

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3463

Site Name: North of Brigshaw High School, Allerton Bywater

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?: No
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Low potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Coalescence/merging settlements

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site does not perform an important role in safeguarding the countryside from encroachment

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Development of the site would have no effect on the setting and special character of historic features

Greenbelt Assessment Conclusion:

Green Belt site. Development would lead to the coalescence of Great Preston and Allerton Bywater. As there is only a small existing gap separating the settlements, it's retention is considered important.

Conformity with Core Strategy

Major Urban Area:	0.00	Major Settlement	0.00
Urban Extension Area:	0.00	Smaller settlement	1.00
<u>Regeneration Priority Area:</u>			
Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00
East Leeds			

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3463

Site Name: North of Brigshaw High School, Allerton Bywater

SHLAA Conclusions

Availability:

Suitability:

Achievability:

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

4 buses per hour, 80% employment, 20% primary health, 100% secondary education

Rank (1-5)

4

Access Comments

frontage with Brigshaw Lane should provide visibility

Rank (1-5)

4

Local network comment

spare capacity but cumulative issues

Rank (1-5)

3

Mitigation measure

new footway along Brigshaw Lane required

Total score

11

Support?

yes with mitigation

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

Electric:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 3463

Site Name: North of Brigshaw High School, Allerton Bywater

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Green Belt site. Development would lead to the coalescence of Great Preston and Allerton Bywater. As there is only a small existing gap separating the settlements, its retention is considered important.

Site Capacity (dwellings units):

125

Floorspace sq m (Non residential):

Residential Conclusion:

Red

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4083

Site Name: Grange Court, Garforth

Site Details

Northing:	432975	Area sq m:	3638.43	Ward	Garforth and Swillington
Easting:	440692	Area Ha:	0.363843	HMCA:	Outer South East

Site Characteristics

Land Use

Existing Use 1: Residential - Residential institution
 Existing Use 2:
 Existing Use 3:
 Neighbouring Use 1 Residential - Dwellings
 Neighbouring Use 2: Recreation & Leisure - Allotment and city farm
 Neighbouring Use 3:
 Other uses:
 Site State: Brownfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	646.80	Distance to bus stop (metres)	119.24
Nearest Railway Station	Garforth	Bus Stop ID	12723
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	Urban
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

Small flat site set within Garforth in a residential area, previous use as a care home. Road frontage on three sides. Directly to the west are allotments, residential dwellings surround the remaining sides of the site.

UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%)	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4083

Site Name: Grange Court, Garforth

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
12/00496/DEM	Determination for demolition of former care home	03/02/2012	28/03/2012	NR	98.69
H33/53/87/	Alterations to form 6 bedrooms , staff bedroom and bathr oom and extension to form enla rged lounge and addition o	11/03/1987	06/04/1987	A	77.81
08/00097/LA	Conservatory extension including addition of external access ramp to residential home	08/01/2008	25/02/2008	A	71.13
08/9/00453/MOD	Conservatory extension including addition of external access ramp to residential home NON MATERIAL AMENDMENT: Installation of air conditioning unit.	17/10/2008	03/11/2008	M01	71.13

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?:
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Greenbelt Assessment Conclusion:

Conformity with Core Strategy

Major Urban Area:	0.00	Major Settlement	1.00
Urban Extension Area:	0.00	Smaller settlement	0.00
<u>Regeneration Priority Area:</u>			
Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00
East Leeds			

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4083

Site Name: Grange Court, Garforth

SHLAA Conclusions

Availability:

Suitability:

Achievability:

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

Meets accessibility criteria

Rank (1-5)

5

Access Comments

Existing access to Church Lane suitable for small development

Rank (1-5)

5

Local network comment

Small site with negligible local impact

Rank (1-5)

5

Mitigation measure

Total score

15

Support?

Yes

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Support

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

Education

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

Electric:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Ref: 4083

Site Name: Grange Court, Garforth

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Brownfield site within the existing settlement. Originally an aged persons home. It is situated within a residential area and residential development would be acceptable in principle.

Site Capacity (dwellings units): 14 Floorspace sq m (Non residential): 0

Residential Conclusion:

Green

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Details

Northing:	433519	Area sq m:	218094.77	Ward	Garforth and Swillington
Easting:	439915	Area Ha:	21.809477	HMCA:	Outer South East

Site Characteristics

Land Use

Existing Use 1:	Agriculture
Existing Use 2:	
Existing Use 3:	
Neighbouring Use 1	Agriculture
Neighbouring Use 2:	Residential - Dwellings
Neighbouring Use 3:	
Other uses:	
Site State:	Greenfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	745.72	Distance to bus stop (metres)	226.34
Nearest Railway Station	Garforth	Bus Stop ID	5789
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	Grade 3
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	No	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

Flat triangular site currently used for agriculture. It is set to the east of Garforth but bordered by housing to the east and north. Farms are located to the south west and further fields beyond. A small pylon runs along part of the northern boundary.

UDP Designation

Greenbelt - N32 (%):	100.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%)	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 150px; height: 30px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H33/213/84/	Outline application to erect s upermarket, offices and p etrol filling station, with pl aying fields, changing f	28/06/1984	22/08/1984	R	35.88
H33/186/81/	Outline application to lay out accesses and erect super market including warehouse and offices, commercial	31/03/1981	17/06/1981	R	19.60
H33/126/84/	Outline application to erect s upermarket, shop units, offic es and petrol filling station, with playing field, changing f	19/04/1984	06/08/1984	R	35.83
H33/185/81/	Laying out of access and erect ion of supermarket inclu ding warehouse and offices, co mmercial garage and showroom,	31/03/1981	17/06/1981	R	19.60

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?: Partial
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Low potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

No merging but there is no defensible boundary

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site performs an important role safeguarding countryside from encroachment

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Development of the site would have no effect on the setting and special character of historic features

Greenbelt Assessment Conclusion:

Relates well to settlement. Fairly well contained reducing potential for further sprawl.

Conformity with Core Strategy

Major Urban Area:	0.00	Major Settlement	1.00
Urban Extension Area:	0.00	Smaller settlement	0.00
<u>Regeneration Priority Area:</u>			
Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00
East Leeds			

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Site Details

Northing:	434083	Area sq m:	459962.51	Ward	Garforth and Swillington
Easting:	440764	Area Ha:	45.996251	HMCA:	Outer South East

Site Characteristics

Land Use

Existing Use 1:	Agriculture
Existing Use 2:	Residential - Dwellings
Existing Use 3:	
Neighbouring Use 1	Agriculture
Neighbouring Use 2:	Residential - Dwellings
Neighbouring Use 3:	Transport - Transport tracks & ways
Other uses:	
Site State:	Greenfield

Site Detail

Topography:	Flat	Boundaries:	Partially well-defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	475.14	Distance to bus stop (metres)	439.16
Nearest Railway Station	Garforth	Bus Stop ID	4418
SFRA Flood Zone:	0.00	Within 300m of retail centre boundary:	
Environment Agency Flood Zone:	0.00	Agricultural Land Class:	Grade 3
Health and Safety Executive Hazard:	No	Strategic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:	Yes	Conservation Areas	No
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

Site is set just north of Garforth and is part of a wider collection of sites. Currently used for agriculture it is mainly fields with a few sporadic dwellings. Flat site that has a road frontage running along the western boundary. Some tree cover, mainly along the boundary but there are two small collections within the site. The site abuts a larger protected forest area to the east.

UDP Designation

Greenbelt - N32 (%):	94.89	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%)	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<div style="border: 1px solid black; width: 150px; height: 30px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:	No	Within 100m of Minerals Safeguarding Site?:	No
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NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
33/104/95/FU	Extraction of coal & fireclay by opencast methods & restoration to agricultural use	03/04/1995	11/03/1997	A	38.86
33/105/95/FU	Extraction of coal & fireclay by opencast methods and restoration to agricultural use	03/04/1995	20/02/1997	W	38.86

Green Belt assessment - only completed where site is within Green Belt

Check the unrestricted sprawl of large built up areas

- Would development lead to/constitute ribbon development?
- Would development result in isolated development?
- Is the site well connected to built up area (2+ boundaries with existing built up area)?
- Would development of the site effectively "round off" the settlement pattern?: No
- Do natural/physical features provide a good existing barrier between existing urban area and undeveloped land?

Overall sprawl conclusion:

Low potential to lead to unrestricted sprawl

Prevent neighbouring towns from merging

- Would development of the site lead to physical connection of settlements?
- Do natural/physical features provide a good existing barrier/boundary to contain development?

Overall Coalescence Conclusion:

No merging of settlements

Assist in safeguarding countryside from encroachment

- Is there a strong defensible boundary between the site and the existing urban area?
- Does the site provide access to the countryside?
- Does the site include local or national conservation designated areas?
- Does the site include areas of woodlands, trees, hedgerows that are protected, or significant unprotected tree/hedge cover?
- Does the site include grade 1, 2, or 3a agricultural land?
- Does the site contain buildings? Are these in agricultural use?

Overall countryside Encroachment Conclusion

The site performs an important role safeguarding countryside from encroachment

Preserve the setting and special character of historic towns

- Is the site within or adjacent to a conservation area, listed building or other historical feature?
- If yes, could development preserve this character?:

Overall Character Preservation Conclusion:

Development of the site would have no effect on the setting and special character of historic features

Greenbelt Assessment Conclusion:

Site is set beyond the railway line and links to an industrial rather than residential area. Well contained on all sides reducing potential for further sprawl.

Conformity with Core Strategy

Major Urban Area:	0.00	Major Settlement	1.00
Urban Extension Area:	0.00	Smaller settlement	0.00
<u>Regeneration Priority Area:</u>			
Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00
East Leeds			

SHLAA Conclusions

Availability: Suitability: Achievability:

Summary of Infrastructure provider comments and other planning requirements

Leeds City Council Highways inc Metro

Accessibility comment

part of site 3bh, 40%primary, 40% secondary, 40% health, poor footway connection into Garforth Town Centre with little scope for mitigation due to restriction under nearby railway bridge

Rank (1-5)

3

Access Comments

the level of development would require multiple accesses to be provided, position of new junctions would need to be considered in conjunction with access requirement for sites on opposite side of Barwick Road

Rank (1-5)

4

Local network comment

route into Garforth constrained by narrow railway bridge, capacity/congestion issues on wider network

Rank (1-5)

2

Mitigation measure

Unclear whether the local physical constraints on Barwick Road could be addressed. Significant cumulative impact on local network with other large nearby sites

Total score

9

Support?

no

Need to combine with other sites:

Suitability for partial development:

Highways Agency

Potential for cumulative impact in combination with other sites. If site still included at next sift assess as part of East Leeds cluster.

Network Rail :

Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Not supported (RED). This proposed allocation includes 6.25ha of the Hawksnest Wood Local Wildlife Site/SEGI a site with one of the largest known populations of great crested newts in West Yorkshire. There are also water courses, lowland mixed deciduous woodland blocks and a pond all of which are UK BAP priority habitats and which should be excluded from the allocation site to maintain habitat connectivity. There are additional hedgerow and another possible ponds which need to be incorporated into the landscaping for any development or mitigation provided elsewhere. Great Crested Newts are present in the Local Wildlife Site/SEGI to the east of the proposed site and there is another record probably for the pond to the south of Lowside Cottage. Great Crested Newts are known to move up to 500m from their breeding ponds to find feeding and hibernation sites. This makes this whole proposed allocation site high risk for this European protected species. The site also supports Brown Hare a UK BAP priority species and is likely to support 4 other species of amphibians which are UK or West Yorkshire BAP priority species. A habitat corridor should be maintained along the motorway boundary to provide connectivity to land to the west. Permanent newt fencing may be required between the LWS/SEGI and the new development to prevent protected species being killed on new roads and in gully pots.

Boundary Amendment

Supported with mitigation if Red hatched areas are excluded and the boundary is amended as per Drawing RM/CFSM028. Mitigation will be required to protect and enhance the boundaries with the LWS/SEGI and the excluded land through providing a minimum 20 metre buffer planted with native shrubs and small trees. Great Crested Newts, bats and Brown Hare to consider. Hedgerows across the site to be retained and a 10 metre buffer provided on both sides to be planted with native shrubs and small trees.

Natural England:

Education

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.

Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

Utilities

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

Gypsy Traveller Site Assessment

Could site be effectively managed	Yes	No	Maybe
	(Text)		
Would gypsies and travellers live on the site?	Yes	No	Maybe
	(Text)		
Proximity to housed gypsies and travellers	Yes	No	
	(Text)		
Experience of previous encampments	Yes	No	Unknown
	(Text)		

Conclusion of Assessment

Conclusion summary:

Mixed use submission for housing, industrial and office development. Housing is acceptable in principle. Already in SHLAA as site 2156, apart from eastern section.

Site Capacity (dwellings units):

Floorspace sq m (Non residential):

0

Residential Conclusion:

Amber

Retail Conclusion:

Red

Employment Conclusion:

Green

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from infrastructure providers and on other planning requirements, these will be included and taken into account prior to making decisions on which sites to allocate.