

Site Ref: 33

Site Name: Daytona Works, Carlisle Road, Pudsey, Leeds LS28 8PL

**Site Details**

Northing:	432777	Area sq m:	5263.10	Ward	Pudsey
Easting:	421993	Area Ha:	0.52631	HMCA:	Outer West

**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: Industry and business - Manufacturing & Wholesale  
 Neighbouring Use 3:  
 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):	1753.22	Distance to bus stop (metres)	73.70
Nearest Railway Station	New Pudsey	Bus Stop ID	12775
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:

Site is within the main urban area surrounded by residential development. Previous employment use on site (which is currently vacant), consisting of three storey stone mill buildings. To the south of the site are other industrial units which are still in operation. Road frontage to the site on three boundaries, west north and east.

**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?:	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.

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
25/254/92/FU	Change of use of engineering factory to warehouse	18/09/1992	17/02/1993	R	31.04
H25/466/78/	Outline application to erect portable, 2 storey office unit, to works.	19/07/1978	04/09/1978	W	71.21
25/103/93/FU	Change of use of engineering works to warehousing	13/05/1993	13/07/1993	A	31.04
25/13/96/FU	Permission for change of use of engineering works to warehouse	18/01/1996	21/05/1996	R	28.90
25/136/96/FU	Roller shutter to door	31/05/1996	09/07/1996	A	28.90
11/01860/FU	Erection of 23 dwelling houses	09/05/2011	01/06/2012	A	99.59
H25/417/79/	One non illuminated individual letter wall sign, size 0.4m x 7.65m height above ground 5m (underside) and three non	26/06/1979	16/07/1979	A	99.35
H25/237/89/	Alterations, to form showroom, workshop, offices, toilets and rest room and erection of 2 storey factory to existin	17/07/1989	23/04/1990	A	22.75
H25/520/78/	Detached two storey prefabricated office unit to engineering works.	07/08/1978	04/09/1978	A	71.08
H25/464/78/	Alterations to form new staircases, offices, toilets, reception and pattern store and addition of external fire escape	13/07/1978	25/09/1978	A	71.17
25/102/93/FU	Change of use of engineering works to warehouse	13/05/1993	13/07/1993	A	31.04
12/03483/COND	Consent, agreement or approval required by conditions 3, 4, 9, 11, 14, 15, 16 and 18 of Planning Application 11/01860/FU	10/08/2012		PCO	99.59

Site Ref: 33

Site Name: Daytona Works, Carlisle Road, Pudsey, Leeds  
LS28 8PL

**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:**

Site Ref: 33

Site Name: Daytona Works, Carlisle Road, Pudsey, Leeds LS28 8PL

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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**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
		Development unrelated to existing development	<input type="checkbox"/>		

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	100.00	West Leeds Gateway:	0.00

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.

Site Ref: 33

Site Name: Daytona Works, Carlisle Road, Pudsey, Leeds LS28 8PL

East Leeds

**SHLAA Conclusions**

Availability:

Suitability:

Achievability:

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

Good accessibility all round

Rank (1-5)

5

**Access Comments**

Unclear frontage rights (site not bounded to adopted highway) but seems possible

Rank (1-5)

3

**Local network comment**

Local capacity, congestion in pudsey

Rank (1-5)

4

**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:

Boundary Amendment

Supported

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: 33

Site Name: Daytona Works, Carlisle Road, Pudsey, Leeds LS28 8PL

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

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

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<b>Would gypsies and travellers live on the site?</b>	Yes	No	Maybe
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<b>Proximity to housed gypsies and travellers</b>	Yes	No	
	(Text)		
<b>Experience of previous encampments</b>	Yes	No	Unknown
	(Text)		

**Conclusion of Assessment**

**Conclusion summary:**

Brownfield site in urban area. Planning permission for residential development granted 1st June 2012. The site will become a 'lime green' site once the plan is updated.

Site Capacity (dwellings units):

25

Floorspace sq m (Non residential):

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from 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: 33**

**Site Name: Daytona Works, Carlisle Road, Pudsey, Leeds  
LS28 8PL**

**Residential Conclusion:**

Green

**Retail Conclusion:**

Not assessed

**Employment Conclusion:**

Not assessed

Site Ref: 33

Site Name: Daytona Works, Carlisle Road, Pudsey, Leeds LS28 8PL

**Site Details**

Northing:	432777	Area sq m:	5263.10	Ward	Pudsey
Easting:	421993	Area Ha:	0.52631	HMCA:	Outer West

**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: Industry and business - Manufacturing & Wholesale  
 Neighbouring Use 3:  
 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):	1753.22	Distance to bus stop (metres)	73.70
Nearest Railway Station	New Pudsey	Bus Stop ID	12775
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:

Site is within the main urban area surrounded by residential development. Previous employment use on site (which is currently vacant), consisting of three storey stone mill buildings. To the south of the site are other industrial units which are still in operation. Road frontage to the site on three boundaries, west north and east.

**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>
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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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Overall sprawl conclusion:

**Prevent neighbouring towns from merging**

- Would development of the site lead to physical connection of settlements?
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Overall Coalescence Conclusion:

**Assist in safeguarding countryside from encroachment**

- Is there a strong defensible boundary between the site and the existing urban area?
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- 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:**

Site Ref: 33

Site Name: Daytona Works, Carlisle Road, Pudsey, Leeds LS28 8PL

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- 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**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
		Development unrelated to existing development	<input type="checkbox"/>		

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	100.00	West Leeds Gateway:	0.00

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.

Site Ref: 33

Site Name: Daytona Works, Carlisle Road, Pudsey, Leeds LS28 8PL

East Leeds

### 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

Good accessibility all round

Rank (1-5)

5

##### Access Comments

Unclear frontage rights (site not bounded to adopted highway) but seems possible

Rank (1-5)

3

##### Local network comment

Local capacity, congestion in pudsey

Rank (1-5)

4

##### 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

##### 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:

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Site Ref: 33

Site Name: Daytona Works, Carlisle Road, Pudsey, Leeds LS28 8PL

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

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

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<b>Experience of previous encampments</b>	Yes	No	Unknown
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**Conclusion of Assessment**

**Conclusion summary:**

Brownfield site in urban area. Planning permission for residential development granted 1st June 2012. The site will become a 'lime green' site once the plan is updated.

Site Capacity (dwellings units):

25

Floorspace sq m (Non residential):

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from 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: 33**

**Site Name: Daytona Works, Carlisle Road, Pudsey, Leeds  
LS28 8PL**

**Residential Conclusion:**

Green

**Retail Conclusion:**

Not assessed

**Employment Conclusion:**

Not assessed

Site Ref: 41

Site Name: Tower Works, Moorfield Road, Leeds LS12 3RS

**Site Details**

Northing:	433744	Area sq m:	9950.79	Ward	Armley
Easting:	426193	Area Ha:	0.995079	HMCA:	Outer West

**Site Characteristics**

Land Use

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

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input type="checkbox"/>
Distance to Rail Station (metres):	2171.87	Distance to bus stop (metres)	160.77
Nearest Railway Station	Headingley	Bus Stop ID	3978
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:

Previous employment site - now cleared and vacant. Set in urban area.

**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:	5.07	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: 41

Site Name: Tower Works, Moorfield Road, Leeds LS12  
3RS

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
24/92/97/FU	Addition of 3.1m high flue to roof of factory	02/04/1997	17/07/1997	A	92.08
H24/39/78/	Alterations and extension to form metal descaling works hop, to factory.	19/01/1978	13/02/1978	W	86.63
24/183/94/FU	External flue pipe to works	27/06/1994	28/09/1994	A	92.48
24/296/92/FU	New external stairs	08/09/1992	30/11/1992	A	92.48
12/01848/FU	Laying out of access road and erect 47 houses	24/04/2012	16/07/2012	W	91.74
H24/545/77/	Detached storage shed, to work s.	22/09/1977	07/11/1977	A	87.52
H24/138/90/1	Alterations and two storey extension to form offices, reception and toilets, including laying out new access and car pa	24/04/1990	02/07/1990	A	92.90
H24/170/79/	Alterations and extension, to form shotblast machine store , to engineering works.	20/03/1979	08/05/1979	A	90.64
H24/160/85/	Alterations and extension, to form loading bay with lifting ramp, to works.	07/06/1985	08/07/1985	A	85.77
24/85/93/FU	Alterations and new chimney to works	23/03/1993	06/07/1993	A	92.48
24/23/95/FU	Addition of 6 vents and flues to factory	12/01/1995	01/03/1995	A	92.08
24/438/05/FU	Laying out of new access and erection of 53 flats and 9 houses	22/07/2005	03/12/2009	A	100.00

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Site Ref: 41

Site Name: Tower Works, Moorfield Road, Leeds LS12 3RS

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

**Check the unrestricted sprawl of large built up areas**

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- 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?
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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**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	100.00	West Leeds Gateway:	0.00

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.

Site Ref: 41

Site Name: Tower Works, Moorfield Road, Leeds LS12 3RS

East Leeds

**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**

Good accessibility all round

Rank (1-5)

5

**Access Comments**

Substandard accesses to adopted highways, narrow access along Tower Lane with no scope to widen. Previous application on site with compromised access

Rank (1-5)

4

**Local network comment**

Cumulative impact on Stanningley Road

Rank (1-5)

4

**Mitigation measure**

highway safety improvements for accesses in to site, possible cumulative fund required

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:

Boundary Amendment

Supported

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: 41

Site Name: Tower Works, Moorfield Road, Leeds LS12 3RS

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

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

**Conclusion of Assessment**

**Conclusion summary:**

Residential development considered acceptable in principle. Highways issues - sub standard access to adopted highway. Tower Lane narrow with no scope to widen.

Site Capacity (dwellings units):

62

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: 157

Site Name: Edroyd House Red Lane Farsley

**Site Details**

Northing:	435420	Area sq m:	5302.11	Ward	Calverley and Farsley
Easting:	421537	Area Ha:	0.530211	HMCA:	Outer West

**Site Characteristics**

Land Use

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

Site Detail

Topography:	Flat	Boundaries:	Partially well-defined
Natural Landscape:	Significant Tree Cover	Road Frontage	<input type="checkbox"/>
Distance to Rail Station (metres):	1185.12	Distance to bus stop (metres)	259.68
Nearest Railway Station	New Pudsey	Bus Stop ID	13311
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	Yes
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

Site contains one large dwelling. Rest of site heavily treed. Set in conservation area.

**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:	1.00		
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: 157

Site Name: Edroyd House Red Lane Farsley

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
25/357/04/CA	Conservation area application to part demolish boundary wall to residential development	17/09/2004	16/12/2004	AP	100.00
25/92/01/FU	8 dwelling houses	11/04/2001	06/08/2001	R	57.04
25/220/99/FU	Detached garage block with 2 bedroom flat over	04/10/1999	15/05/2000	W	95.23
09/00558/FU	Conversion of 4 flats to single dwelling and addition of extension to side , to form double garage	09/02/2009	05/11/2010	A	68.07
25/358/04/FU	Laying out of access and erection of 12 two bedroom flats and 2 detached garages	17/09/2004	16/12/2004	AP	100.00
09/00557/FU	2 five bedroom detached houses, each with detached double garage	09/02/2009	05/11/2010	R	39.90

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.

**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**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	100.00	West Leeds Gateway:	0.00

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.

Site Ref: 157

Site Name: Edroyd House Red Lane Farsley

East Leeds

**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**

Good accessibility all round

Rank (1-5)

5

**Access Comments**

Inadequate access to site for 5 houses

Rank (1-5)

2

**Local network comment**

Cumulative impact on ring road

Rank (1-5)

4

**Mitigation measure**

Improvements to access junction and internal access road required

Total score

11

**Support?**

No

**Need to combine with other sites:**

**Suitability for partial development:**

planning for 3 houses developed and improvements to access and internal road

**Highways Agency**

n/a

**Network Rail :**

**Biodiversity**

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Supported

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: 157

Site Name: Edroyd House Red Lane Farsley

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

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

**Conclusion of Assessment**

**Conclusion summary:**

Current permission to convert current dwelling from flats into one dwelling (Nov 2010). Significant tree cover and highway concerns regarding access.

Site Capacity (dwellings units):

5

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: 163

Site Name: Salvation Army, 139 Broad Lane, Bramley, Leeds

**Site Details**

Northing:	435437	Area sq m:	10867.32	Ward	Bramley and Stanningley
Easting:	425133	Area Ha:	1.086732	HMCA:	Outer West

**Site Characteristics**

Land Use

Existing Use 1: Vacant and derelict - Vacant land  
 Existing Use 2:  
 Existing Use 3:  
 Neighbouring Use 1: Residential - Dwellings  
 Neighbouring Use 2: Community Services  
 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):	1561.17	Distance to bus stop (metres)	100.88
Nearest Railway Station	Bramley	Bus Stop ID	11153
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:

Grassland that adjoins new child day care nursery. Set in urban area.

**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>
24/202/03/RM	Single storey childrens nursery with car parking	23/04/2003	23/07/2003	A	40.11
0-24/18/04/MOD	Outline application to erect single storey nursery	15/03/2004		REC	40.11
H24/50/77/2	Renewal of outline application to demolish existing hostel buildings, lay out new access road and erect 48 dwellings	31/03/1983	20/06/1983	A	98.78
H24/50/77/	Renewal of outline application to demolish existing hostel buildings, layout new access road and erect 48 dwellings,	10/02/1977	18/04/1977	A	82.17
H24/34/76/	Outline application to demolish existing former maternity home, and erect new women and girls hostel and reside	22/01/1976	05/07/1976	A	99.94
24/333/02/OT	Outline application to erect single storey nursery	24/09/2002	03/02/2003	A	40.11
H24/50/77/1	Renewal of outline application to demolish existing hostel buildings, lay out new access road and erect 48 dwellin	01/02/1980	14/04/1980	A	81.85
24/135/95/FU	Detached two storey annexe to hostel	19/04/1995	24/10/1995	A	99.93
H24/803/76/	Renewal of outline application to erect mothers and childrens home, to vacant site. (outline permission no oee 656	17/11/1976	24/01/1977	A	11.65

Site Ref: 163

Site Name: Salvation Army, 139 Broad Lane, Bramley, Leeds

**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**

- |   |                          |                              |                          |            |                          |
|---|--------------------------|------------------------------|--------------------------|------------|--------------------------|
| Main Urban Area                               | <input type="checkbox"/> | Main Urban Area Extension    | <input type="checkbox"/> | Brownfield | <input type="checkbox"/> |
| Major Settlement                              | <input type="checkbox"/> | Major Settlement Extension   | <input type="checkbox"/> | Greenfield | <input type="checkbox"/> |
| Smaller Settlement                            | <input type="checkbox"/> | Smaller Settlement Extension | <input type="checkbox"/> | Mixed      | <input type="checkbox"/> |
| Villages/Rural                                | <input type="checkbox"/> | Village/Rural Extension      | <input type="checkbox"/> |            |                          |
| Development unrelated to existing development |                          | <input type="checkbox"/>     |                          |            |                          |

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

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.

Site Ref: 163

Site Name: Salvation Army, 139 Broad Lane, Bramley, Leeds

East Leeds

**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**

Good access to Public Transport, education and employment and health

Rank (1-5)

5

**Access Comments**

The existing access serving the Salvation Army site should be used. The highway would have to be brought up to adoptable standards and improvements to visibility may be necessary. This could involve setting back the existing boundary wall.

Rank (1-5)

4

**Local network comment**

Scale of development would not have an adverse impact on capacity of local network

Rank (1-5)

5

**Mitigation measure**

Access improvements

Total score

14

**Support?**

Yes with mitigation

**Need to combine with other sites:**

No

**Suitability for partial development:**

**Highways Agency**

Comments Awaited

**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:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from 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: 163

Site Name: Salvation Army, 139 Broad Lane, Bramley, Leeds

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

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

**Conclusion of Assessment**

**Conclusion summary:**

Site within existing urban area. Residential development acceptable in principle. Boundary of site has been amended to exclude the recently developed child care day nursery.

Site Capacity (dwellings units):

21

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: 254

Site Name: Oldfield Lane (Leeds City Boy's pitch) LS12

**Site Details**

Northing:	432646	Area sq m:	16956.87	Ward	Farnley and Wortley
Easting:	427320	Area Ha:	1.695687	HMCA:	Outer West

**Site Characteristics**

Land Use

Existing Use 1: Vacant and derelict - Vacant land  
 Existing Use 2:  
 Existing Use 3:  
 Neighbouring Use 1 Residential - Dwellings  
 Neighbouring Use 2: Community Services - Education  
 Neighbouring Use 3: Retail - Shops  
 Other uses:  
 Site State: Mix

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	2434.11	Distance to bus stop (metres)	103.55
Nearest Railway Station	Leeds City	Bus Stop ID	12061
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:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

**UDP Designation**

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	100.00
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:	99.91		

**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: 254

Site Name: Oldfield Lane (Leeds City Boy's pitch) LS12

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
24/90/05/FU	Laying out of access road and erection of 49 dwelling houses and 15 flats	18/01/2005	06/04/2005	W	71.94

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from 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**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
		Development unrelated to existing development	<input type="checkbox"/>		

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	100.00	West Leeds Gateway:	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.

Site Ref: 254

Site Name: Oldfield Lane (Leeds City Boy's pitch) LS12

East Leeds

### 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

Good accessibility all round

Rank (1-5)

5

##### Access Comments

Good frontage with Oldfield Lane

Rank (1-5)

5

##### Local network comment

Local network fine on Oldfield Lane, likely cumulative impact on Inner Ring Road and Outer Ring Road

Rank (1-5)

4

##### Mitigation measure

Traffic calming on Oldfield Lane, possibly achievable through financial contributions from planning applications.

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:

Boundary Amendment

Supported

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: 254

Site Name: Oldfield Lane (Leeds City Boy's pitch) LS12

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

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

**Conclusion of Assessment**

**Conclusion summary:**

Site is designated as a protected playing pitch (N6) on the existing UDP. However the adopted West Leeds Gateway Supplementary Planning Document states that the site is suitable for residential development providing on site greenspace is provided which extends existing greenspace to the north and creates a link across the site to greenspace at Oldfield Lane. No highway concerns.

**Site Capacity (dwellings units):**

58

**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: 255

Site Name: Far Fold, Theaker Lane, LS12

**Site Details**

Northing:	433691	Area sq m:	13220.18	Ward	Armley
Easting:	426842	Area Ha:	1.322018	HMCA:	Outer West

**Site Characteristics**

Land Use

Existing Use 1: Vacant and derelict - Derelict  
 Existing Use 2:  
 Existing Use 3:  
 Neighbouring Use 1: Residential - Dwellings  
 Neighbouring Use 2: Recreation & Leisure - Outdoor amenity & open space  
 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):	1824.44	Distance to bus stop (metres)	153.97
Nearest Railway Station	Burley Park	Bus Stop ID	9279
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:

Cleared site. No constraints. Set in urban area.

**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:	0.01	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: 255

Site Name: Far Fold, Theaker Lane, LS12

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H24/285/74/	Single storey extension to vehicle maintenance workshop to form new bay, to mineral-water works.	29/07/1974	23/09/1974	A	83.22
H24/82/77/	Change of use of manufacturing and warehouse premises to warehouse and distribution premises.	24/02/1977	21/03/1977	A	68.78
PREAPP/08/00394	.	03/12/2008	12/02/2009	PRECAG	99.56
12/03868/FU	One three storey care home, 46 affordable homes comprising 40 houses and 6 flats, laying out of access road and associated landscaping	10/09/2012	08/03/2013	A	98.87

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from 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**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	100.00	West Leeds Gateway:	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.

Site Ref: 255

Site Name: Far Fold, Theaker Lane, LS12

East Leeds

### 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

Good accessibility all round

Rank (1-5)

5

##### Access Comments

Access off Theaker Lane through Leeds City Council land.

Rank (1-5)

4

##### Local network comment

Congestion on Stanningley Road, Inner Ring Road and Armley

Rank (1-5)

3

##### Mitigation measure

Possible financial contribution from planning applications required to fund highway works.

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:

Boundary Amendment

Supported

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: 255

Site Name: Far Fold, Theaker Lane, LS12

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

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

**Conclusion of Assessment**

**Conclusion summary:**

Planning permission recently granted (8th March 2013) for 46 affordable homes plus care home. The site will become a 'lime green' site once the plan is updated.

Site Capacity (dwellings units):

46

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: 306

Site Name: Pollard Lane, LS13

**Site Details**

Northing:	436555	Area sq m:	49111.01	Ward	Bramley and Stanningley
Easting:	424139	Area Ha:	4.911101	HMCA:	Outer West

**Site Characteristics**

Land Use

Existing Use 1: Forestry - Unmanaged Forest  
 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:	Undulating	Boundaries:	Partially well-defined
Natural Landscape:	Significant Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	2146.41	Distance to bus stop (metres)	555.43
Nearest Railway Station	Bramley	Bus Stop ID	13466
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(%):	94.08	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

The site is part of a larger wood and is heavily treed. There are no buildings on site, though pedestrian access is available through a series of tracks. To the north the site abuts a canal, along the western boundary is a road whilst to the south is a playing pitch.

**UDP Designation**

Greenbelt - N32 (%):	100.00	Urban Green Corridor - N8 (%):	100.00
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:	100	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: 306

Site Name: Pollard Lane, LS13

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H24/187/87/	Laying out of access road and filling of quarry with waste material. m	20/08/1987	03/07/1989	R	55.45
H24/144/81/	Laying out of access road and tipping of inert and non-toxic waste to disused quarry. (site area 7.05ha). (county ma	27/03/1981	06/08/1981	A	99.48
H24/651/75/	Alterations to access and use of vacant sandstone quarry for tipping.	16/09/1975	08/05/1978	R	99.59

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.

**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 c

**Greenbelt Assessment Conclusion:**

Site provides important access to countryside. Low chance of sprawl due to strong boundaries and dense trees. Would reduce green belt gap between Horsforth and Bramley.

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

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.

Site Ref: 306

Site Name: Pollard Lane, LS13

East Leeds

**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**

Poor public transport / access to health services. Average primary and secondary school accessibility.

Rank (1-5)

2

**Access Comments**

Poor access along Pollard Lane.

Rank (1-5)

2

**Local network comment**

Cumulative impact on ring road and kirkstall.

Rank (1-5)

4

**Mitigation measure**

Public transport and road improvements required but unlikely to be achievable.

Total score

8

**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:**

Not supported (RED). All of the site is Bramley Fall and Newlay Quarry LNA, together with an additional area of woodland. Any development of this site would result in the loss of mature woodland and place additional disturbance on the remaining woodland and protected species including Otters and Badgers. Possible that all this site would meet Local Wildlife Site (SEGI) criteria - needs to be assessed.

**Boundary Amendment**

Needs assessment against 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**

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from 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: 306

Site Name: Pollard Lane, LS13

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**

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

**Conclusion of Assessment**

Conclusion summary:

Green Belt site. Site is heavily wooded. Highways concerns regarding access along Pollard Lane and poor accessibility.

Site Capacity (dwellings units):

129

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: 308

Site Name: The Manor, Stony Royd, Farsley

**Site Details**

Northing:	435306	Area sq m:	15199.18	Ward	Calverley and Farsley
Easting:	421257	Area Ha:	1.519918	HMCA:	Outer West

**Site Characteristics**

Land Use

Existing Use 1: Community Services - Medical & Health care services  
 Existing Use 2: Recreation & Leisure - Outdoor sport facility  
 Existing Use 3:  
 Neighbouring Use 1: Recreation & Leisure - Outdoor sport facility  
 Neighbouring Use 2: Agriculture  
 Neighbouring Use 3: Residential - Dwellings  
 Other uses:  
 Site State: Mixed

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	No Tree Cover	Road Frontage	<input type="checkbox"/>
Distance to Rail Station (metres):	1008.66	Distance to bus stop (metres)	246.54
Nearest Railway Station	New Pudsey	Bus Stop ID	2172
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:

Southern section brownfield, northern part is existing playing pitch.

**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?:	<input type="text"/>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	99.99		

**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>
H25/14/82/	Alterations and extension, to form changing rooms, to social club.	22/01/1982	01/02/1982	A	99.66
H25/179/83/	Change of use, involving alterations and extension of club house to public house, with 2 bedroom flat.	03/08/1983	10/10/1983	A	96.42
H25/37/76/	Detached, pre-cast concrete, tackle shed to cricket ground.	22/01/1976	16/02/1976	A	99.61
H25/614/79/	Erection of four 7.62m high floodlighting posts, to bowling green	04/09/1979	15/10/1979	A	83.97
25/357/03/FU	Single storey extension to living accommodation to public house	30/09/2003	14/11/2003	A	97.35
H25/331/86/	Alterations and extension to form 2 bedrooms, to side of detached bungalow.	20/10/1986	18/12/1986	A	66.29
25/243/05/FU	Single storey extension to side of function suite	20/05/2005	05/10/2005	A	100.00
H25/154/84/	One externally illuminated wall mounted sign, size 1.83m x 1.08m, height above ground, 3.35m (underside), to public	22/06/1984	30/07/1984	A	95.51
H25/290/83/	One externally illuminated wall sign, size 1.83m x 1.08m height above ground 3.35m (underside) and one externally	15/12/1983	20/02/1984	R	96.41
25/242/05/FU	Laying out of enlarged car park to function suite	20/05/2005	01/08/2005	W	100.00
25/396/03/FU	Detached garage and office to social functions premises	30/10/2003	04/05/2004	A	100.00
09/02736/FU	Change of use from a wedding function room with living accommodation to funeral directors with chapel of rest and function room	23/06/2009	06/08/2009	A	99.82
H25/175/79/	Alterations and extension, to form kitchen, to sports club pavilion.	22/03/1979	08/05/1979	A	83.97
H25/117/83/	Alterations and extension, to form bowls room, to side of club house.	08/06/1983	20/06/1983	A	69.43

**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 performs well in green belt terms.

**Conformity with Core Strategy**

- |                    |                          |   |                          |            |                          |
|--------------------|--------------------------|---|--------------------------|------------|--------------------------|
| Main Urban Area    | <input type="checkbox"/> | Main Urban Area Extension                     | <input type="checkbox"/> | Brownfield | <input type="checkbox"/> |
| Major Settlement   | <input type="checkbox"/> | Major Settlement Extension                    | <input type="checkbox"/> | Greenfield | <input type="checkbox"/> |
| Smaller Settlement | <input type="checkbox"/> | Smaller Settlement Extension                  | <input type="checkbox"/> | Mixed      | <input type="checkbox"/> |
| Villages/Rural     | <input type="checkbox"/> | Village/Rural Extension                       | <input type="checkbox"/> |            |                          |
|                    |                          | Development unrelated to existing development | <input type="checkbox"/> |            |                          |

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	100.00	West Leeds Gateway:	0.00

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.

Site Ref: 308

Site Name: The Manor, Stony Royd, Farsley

East Leeds

**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**

Poor public transport. Good access to primary / secondary education and health services.

Rank (1-5)

3

**Access Comments**

Access not wide enough for carriageway and footways

Rank (1-5)

2

**Local network comment**

Likely cumulative impact on ring road

Rank (1-5)

4

**Mitigation measure**

Needs additional land from cricket club for access

Total score

9

**Support?**

No

**Need to combine with other sites:**

**Suitability for partial development:**

Yes

**Highways Agency**

n/a

**Network Rail :**

**Biodiversity**

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Supported

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: 308

Site Name: The Manor, Stony Royd, Farsley

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

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

**Conclusion of Assessment**

**Conclusion summary:**

Green Belt site. Development would not relate well to the existing settlement form in that it would not 'round off' the settlement, but could set a precedent for further sprawl. The site is designated as N6 playing pitch in the existing UDP and has access issues as there is insufficient width to provide an access to current standards. Loss of greenspace would need to be considered through the greenspace review. See greenspace section, page 31, question G8.

Site Capacity (dwellings units):

48

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: 382

Site Name: Walmer Grove, Pudsey

**Site Details**

Northing:	432352	Area sq m:	14044.99	Ward	Pudsey
Easting:	422869	Area Ha:	1.404499	HMCA:	Outer West

**Site Characteristics**

Land Use

Existing Use 1: Vacant and derelict - Vacant land  
 Existing Use 2:  
 Existing Use 3:  
 Neighbouring Use 1 Residential - Dwellings  
 Neighbouring Use 2:  
 Neighbouring Use 3:  
 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):	2330.99	Distance to bus stop (metres)	99.30
Nearest Railway Station	Bramley	Bus Stop ID	13729
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:

Cleared site set in the main urban area, previous residential use and there is a central road which runs down the site. Housing is located on all sides of the site except to the west, which is yet to be developed.

**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: 382

Site Name: Walmer Grove, Pudsey

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H25/316/90/	Alterations and laying out of car parking spaces to 148dwelling houses. (this item	19/09/1990	31/12/1990	A	98.21
06/05475/DEM	Determination to demolish 60 dwellings	06/09/2006	25/09/2006	A	86.76
13/00004/FU	Residential development of 36 dwellings and associated landscaping works	02/01/2013	11/04/2013	A	96.12

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from 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**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	100.00	West Leeds Gateway:	0.00

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.

Site Ref: 382

Site Name: Walmer Grove, Pudsey

East Leeds

**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**

Poor public transport links. Good primary / secondary education accesibility. Average accessibility to health services.

Rank (1-5)

3

**Access Comments**

Good road frontage with adopted highway

Rank (1-5)

5

**Local network comment**

Congestion in Pudsey

Rank (1-5)

3

**Mitigation measure**

Traffic calming on local network, public transport improvements

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:

Boundary Amendment

Supported

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: 382

Site Name: Walmer Grove, Pudsey

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

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

**Conclusion of Assessment**

**Conclusion summary:**

Brownfield site with pending planning application. No constraints that would prevent development.

Site Capacity (dwellings units):

60

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: 613

Site Name: Elder Road/Swinnow Road LS13

**Site Details**

Northing:	434395	Area sq m:	8266.57	Ward	Armley
Easting:	424108	Area Ha:	0.826657	HMCA:	Outer West

**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: Transport - Transport tracks & ways  
 Neighbouring Use 3:  
 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):	158.05	Distance to bus stop (metres)	176.55
Nearest Railway Station	Bramley	Bus Stop ID	4383
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:

Cleared brownfield site set in employment area.

**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>
24/103/05/OT	Outline application to layout access and erect residential development	25/02/2005	26/05/2005	R	96.56
12/04846/EXT	Extension of time for Application 09/04648/EXT (to layout access and erect residential development)	15/11/2012	03/01/2013	A	99.13
24/452/05/OT	Outline application to layout access and erect residential development	20/09/2005	07/09/2006	A	99.77
06/06263/FU	Engineering and remediation of land in connection with redevelopment for residential purposes	19/10/2006	23/02/2007	A	99.77
H24/484/76/	Demolition of existing buildings and erection of single storey warehouse unit, with 10 car parking spaces, to	05/07/1976	04/10/1976	A	97.56
09/04648/EXT	Extension of time for Outline Application 06/06936/OT (To layout access and erect residential development)	28/10/2009	26/01/2010	A	99.13
H24/177/76/	Outline application to carry out alteration to form shoddy-sorting building to works premises.	15/03/1976	12/04/1976	PD	97.56
06/06936/OT	Outline application to layout access and erect residential development. Variation of condition 21 of application 24/452/05/OT: calculation of green space contribution.	21/11/2006	12/01/2007	A	99.77

**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**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	100.00	West Leeds Gateway:	0.00

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.

Site Ref: 613

Site Name: Elder Road/Swinnow Road LS13

East Leeds

**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**

Good

Rank (1-5)

5

**Access Comments**

Access achievable onto Elder Road

Rank (1-5)

5

**Local network comment**

Ok

Rank (1-5)

5

**Mitigation measure**

Total score

15

**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:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from 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: 613

Site Name: Elder Road/Swinnow Road LS13

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

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

**Conclusion of Assessment**

**Conclusion summary:**

Previously in employment use, in an established employment area surrounded by employment uses and the railway line. Expired outline housing planning permission on site. Access achievable onto Elder Road.

Site Capacity (dwellings units):

25

Floorspace sq m (Non residential):

Residential Conclusion:

Amber

Retail Conclusion:

Not assessed

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: 638

Site Name: Ashley Road LS12

**Site Details**

Northing:	432778	Area sq m:	14201.27	Ward	Farnley and Wortley
Easting:	426871	Area Ha:	1.420127	HMCA:	Outer West

**Site Characteristics**

Land Use

Existing Use 1: Vacant & Derelict - Vacant building  
 Existing Use 2: Vacant and derelict - Vacant land  
 Existing Use 3:  
 Neighbouring Use 1 Residential - Dwellings  
 Neighbouring Use 2:  
 Neighbouring Use 3:  
 Other uses:  
 Site State: brownfield

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	Significant Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	2610.47	Distance to bus stop (metres)	92.77
Nearest Railway Station	Burley Park	Bus Stop ID	8063
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:

Brownfield site in urban area. Surrounded by residential dwellings.

**UDP Designation**

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	65.95
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>
07/02317/FU	Change of use of school to form 24 flats and erection of 29 houses and 18 flats in 2 three storey blocks with associated car parking and laying out of access road	11/04/2007	18/01/2008	A	99.89
10/05419/EXT	Extension of Time of application 07/02317/FU for change of use of school to form 24 flats, erect 29 dwellings and 18 flats in 2 three storey blocks with associated car parking and laying out of access road	30/11/2010	16/03/2011	W	99.89
10/05462/EXT	Extension of time of application 07/02320/LI for Listed Building application to convert school to 24 flats and demolish site buildings	30/11/2010	16/03/2011	W	99.89
07/02320/LI	Listed Building application to convert school to 24 flats and demolish site buildings	11/04/2007	18/01/2008	A	99.89
12/02704/FU	Change of use of school to form 24 flats and erection of 29 houses and 18 flats in 2 three storey blocks with associated car parking and laying out of access road	19/06/2012		APPRET	99.89

**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**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

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.

Site Ref: 638

Site Name: Ashley Road LS12

East Leeds

**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**

Good

Rank (1-5)

5

**Access Comments**

Access via Ashley Road onto Upper Wortley Road, Baras Garth Road would require substantial improvement if it were to be considered for access to even part of the site.

Rank (1-5)

5

**Local network comment**

Ok

Rank (1-5)

5

**Mitigation measure**

Total score

15

**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:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from 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: 638

Site Name: Ashley Road LS12

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

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

**Conclusion of Assessment**

**Conclusion summary:**

Part conversion and new build residential planning permission historically. School building listed and conversion with sympathetic new build on remainder of site is considered an appropriate future use. Access via Ashley Road onto Upper Wortley Road, Baras Garth Road would require substantial improvement if it were to be considered for access to even part of the site.

Site Capacity (dwellings units):

71

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: 659

Site Name: Station St, Pudsey

### Site Details

Northing:	432658	Area sq m:	4613.67	Ward	Pudsey
Easting:	421865	Area Ha:	0.461367	HMCA:	Outer West

### Site Characteristics

#### Land Use

Existing Use 1: Vacant and derelict - Vacant land  
 Existing Use 2:  
 Existing Use 3:  
 Neighbouring Use 1: Residential - Dwellings  
 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:	Significant Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	1801.81	Distance to bus stop (metres)	32.97
Nearest Railway Station	New Pudsey	Bus Stop ID	11431
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:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

Steep site, currently undeveloped. Set in urban area.

### 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?:	Yes	Within 100m of Minerals Safeguarding Site?:	Yes
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<i>Site</i>	<i>Site Type</i>
Carlisle Road Pudsey unimplemented	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.

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
25/356/02/MIN	Outline application for residential development and site preparation through engineering & landfill works	07/11/2002	10/04/2003	R	97.61
25/37/03/MIN	Outline application for residential development and site preparation through engineering & landfill works	06/02/2003	04/08/2003	AP	99.15
25/56/01/FU	17 two bedroom dwelling houses in 5 blocks	08/03/2001	12/12/2001	W	99.15
06/04647/OT	Renewal of permission ref. 25/356/02/OT for outline residential development	28/07/2006	27/10/2006	A	99.98
25/22/01/MIN	Tipping of inert waste to disused railway cutting	08/01/2001	11/12/2001	R	97.61
25/237/94/FU	Tipping of inert waste to disused railway cuttings and tunnel m	20/09/1994	04/07/1995	R	83.23
H25/18/81/	Laying out of access and tipping of waste material, to disused railway cutting. (site area 0.47ha) (county ma	19/01/1981	27/04/1981	R	99.15

**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**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	100.00	West Leeds Gateway:	0.00

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.

Site Ref: 659

Site Name: Station St, Pudsey

East Leeds

**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**

Good

Rank (1-5)

5

**Access Comments**

Access achievable onto Station Street.

Rank (1-5)

5

**Local network comment**

Ok

Rank (1-5)

5

**Mitigation measure**

Total score

15

**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:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from 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: 659

Site Name: Station St, Pudsey

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

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

**Conclusion of Assessment**

**Conclusion summary:**

Site has previously had permission for residential development but this has since lapsed. The steep banked drop from the road (a dismantled railway site) is a constraint on the site, but due to previous history on site, development is considered acceptable in principle. Access achievable onto Station Street.

**Site Capacity (dwellings units):**

20

**Floorspace sq m (Non residential):**

**Residential Conclusion:**

Green

**Retail Conclusion:**

Not assessed

**Employment Conclusion:**

Not assessed

Site Ref: 1053A

Site Name: Northern part of site Pollard Lane Newlay LS13

**Site Details**

Northing:	436454	Area sq m:	15107.03	Ward:	Bramley and Stanningley
Easting:	423808	Area Ha:	1.510703	HMCA:	Outer West

**Site Characteristics**

Land Use

Existing Use 1: Vacant and derelict - Vacant land  
 Existing Use 2:  
 Existing Use 3:  
 Neighbouring Use 1: Residential - Dwellings  
 Neighbouring Use 2: Transport - Waterways  
 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):	2042.07	Distance to bus stop (metres):	606.67
Nearest Railway Station:	Bramley	Bus Stop ID:	2601
SFRA Flood Zone:	1.00	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:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

Vacant land with no obvious use. Set between the river and canal the site slopes upwards towards the east. Some trees on site and overgrown foliage. To the north the site connects to a newly developed housing estate, but there is no road in place to join the site.

**UDP Designation**

Greenbelt - N32 (%):	100.00	Urban Green Corridor - N8 (%):	100.00
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: 1053A

Site Name: Northern part of site Pollard Lane Newlay  
LS13

## 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: 1053A

Site Name: Northern part of site Pollard Lane Newlay  
LS13

### 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:

Reasonably well contained by river and canal reducing potential for sprawl. Links to residential development to the north.

### Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
		Development unrelated to existing development	<input type="checkbox"/>		

#### Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

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.

Site Ref: 1053A

Site Name: Northern part of site Pollard Lane Newlay LS13

East Leeds

**SHLAA Conclusions**

Availability:

Suitability:

Achievability:

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

Poor accessibility all round

Rank (1-5)

1

**Access Comments**

Poor access along Pollard Lane

Rank (1-5)

2

**Local network comment**

Cumulative impact on ring road and kirkstall

Rank (1-5)

4

**Mitigation measure**

Public transport and road improvements required but unlikely to be achievable

Total score

7

**Support?**

No

**Need to combine with other sites:**

**Suitability for partial development:**

Possible as part of old industrial site already part developed for housing

**Highways Agency**

No objection

**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:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from 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: 1053A

Site Name: Northern part of site Pollard Lane Newlay LS13

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

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

**Conclusion of Assessment**

**Conclusion summary:**

Green Belt site. This section adjoins existing residential development and has the potential to be linked to this. Access would be dependent on the neighbouring site. Site is bounded by the river and canal, so reducing the potential for future further sprawl.

Site Capacity (dwellings units): 40 Floorspace sq m (Non residential): 0

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: 1053B

Site Name: Southern part of Pollard Lane Newlay LS13

**Site Details**

Northing:	436302	Area sq m:	10765.89	Ward:	Bramley and Stanningley
Easting:	423772	Area Ha:	1.076589	HMCA:	Outer West

**Site Characteristics**

Land Use

Existing Use 1: Vacant and derelict - Vacant land  
 Existing Use 2:  
 Existing Use 3:  
 Neighbouring Use 1: Transport - Waterways  
 Neighbouring Use 2: Forestry - Unmanaged Forest  
 Neighbouring Use 3: Vacant and derelict - Vacant land  
 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):	1893.64	Distance to bus stop (metres):	497.41
Nearest Railway Station:	Bramley	Bus Stop ID:	10279
SFRA Flood Zone:	1.00	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:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

Vacant land. Set between the river and canal the site slopes upwards towards the east. Some trees on site and overgrown foliage. To the north the site connects to a newly developed housing estate, but there is no road in place to join the site.

**UDP Designation**

Greenbelt - N32 (%):	100.00	Urban Green Corridor - N8 (%):	100.00
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: 1053B

Site Name: Southern part of Pollard Lane Newlay LS13

## 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 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:**

Reasonably well contained site by river and canal. Relates poorly to settlement, isolated from residential development.

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
		Development unrelated to existing development	<input type="checkbox"/>		

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

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.

Site Ref: 1053B

Site Name: Southern part of Pollard Lane Newlay LS13

East Leeds

**SHLAA Conclusions**

Availability:

Suitability:

Achievability:

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

Poor accessibility all round

Rank (1-5)

1

**Access Comments**

Poor access along Pollard Lane

Rank (1-5)

2

**Local network comment**

Cumulative impact on ring road and kirkstall

Rank (1-5)

4

**Mitigation measure**

Public transport and road improvements required but unlikely to be achievable

Total score

7

**Support?**

No

**Need to combine with other sites:**

**Suitability for partial development:**

Possible as part of old industrial site already part developed for housing

**Highways Agency**

No objection

**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:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from 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: 1053B

Site Name: Southern part of Pollard Lane Newlay LS13

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

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

**Conclusion of Assessment**

**Conclusion summary:**

Green Belt site. This is the southern section of site 1053 and slopes steeply making development difficult. It is removed from existing development and due to the narrow linear nature of the site relates poorly to the existing settlement pattern.

Site Capacity (dwellings units): 34 Floorspace sq m (Non residential): 0

Residential Conclusion:

Red

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: 1060A

Site Name: Houghside Pudsey, LS28

### Site Details

Northing:	433293	Area sq m:	26582.05	Ward	Pudsey
Easting:	423465	Area Ha:	2.658205	HMCA:	Outer West

### Site Characteristics

#### Land Use

Existing Use 1: Agriculture  
 Existing Use 2: Retail - Shops  
 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 checked="" type="checkbox"/>
Distance to Rail Station (metres):	1224.55	Distance to bus stop (metres)	102.77
Nearest Railway Station	Bramley	Bus Stop ID	3430
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:

Site currently has agricultural use, consisting of two fields and some grassland. There is a nurseery on the site in the north east corner, the northern boundary also has a road frontage.

### 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: 1060A

Site Name: Houghside Pudsey, LS28

## 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?: 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:**

Strong links to built up area. Low potential for further sprawl. Performs well in green belt terms.

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	100.00	West Leeds Gateway:	0.00

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.

Site Ref: 1060A

Site Name: Houghside Pudsey, LS28

East Leeds

**SHLAA Conclusions**

Availability:

Suitability:

Achievability:

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

Poor Public Transport, Good health and primary, poor secondary

Rank (1-5)

3

**Access Comments**

Access possible from Hough Side Road. Would require extension of footway across site frontage which along with visibility splay requirements would affect existing walls and trees.

Rank (1-5)

5

**Local network comment**

Local congestion on Ring Road, excessive speeds on Hough Side Road

Rank (1-5)

3

**Mitigation measure**

Public transport improvements, footway improvements on Hough Side Road, poss capacity works on local highway, possible traffic calming on Hough Side Road

Total score

11

**Support?**

Yes with mitigation

**Need to combine with other sites:**

No

**Suitability for partial development:**

**Highways Agency**

No objection

**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:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from 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: 1060A

Site Name: Houghside Pudsey, LS28

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

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

**Conclusion of Assessment**

**Conclusion summary:**

Green Belt site. The site has a road frontage and relates well to the existing built up area. It is bounded by a steep gully to the west and rising land to the south, reducing the potential for further sprawl into Green Belt. Poor accessibility, would be better to combine with 3377A for access.

Site Capacity (dwellings units): 70 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: 1060B

Site Name: Houghside Pudsey, LS28

**Site Details**

Northing:	433224	Area sq m:	9512.91	Ward	Pudsey
Easting:	423331	Area Ha:	0.951291	HMCA:	Outer West

**Site Characteristics**

Land Use

Existing Use 1: Vacant and derelict - Vacant land  
 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):	1344.24	Distance to bus stop (metres)	148.89
Nearest Railway Station	Bramley	Bus Stop ID	6956
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:

Site slopes steeply, currently grassland. It abuts residential development to the east and further open land on all other sides. No road frontage available.

**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:	0.00		
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: 1060B

Site Name: Houghside Pudsey, LS28

## 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:**

Steep site, unsuitable for development. Not well connected to built up area.

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
		Development unrelated to existing development	<input type="checkbox"/>		

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	100.00	West Leeds Gateway:	0.00

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.

Site Ref: 1060B

Site Name: Houghside Pudsey, LS28

East Leeds

### SHLAA Conclusions

Availability:

Suitability:

Achievability:

### Summary of Infrastructure provider comments and other planning requirements

#### Leeds City Council Highways inc Metro

##### Accessibility comment

Poor Public Transport, Good health and primary, poor secondary

Rank (1-5)

3

##### Access Comments

No highway frontage - requires access via site A

Rank (1-5)

3

##### Local network comment

Local congestion on Ring Road, excessive speeds on Hough Side Road

Rank (1-5)

3

##### Mitigation measure

Public transport improvements, footway improvements on Hough Side Road, possible capacity works on local highway, possible traffic calming on Hough Side Road

Total score

9

##### Support?

Yes with mitigation

##### Need to combine with other sites:

Yes

##### Suitability for partial development:

#### Highways Agency

No objection

#### 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:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from 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: 1060B

Site Name: Houghside Pudsey, LS28

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

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

**Conclusion of Assessment**

**Conclusion summary:**

Green Belt site. Steep gully within wider valley, no road frontage.

Site Capacity (dwellings units):

30

Floorspace sq m (Non residential):

0

Residential Conclusion:

Red

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

Site Ref: 1073A

Site Name: Owlcotes Farm, Pudsey

## Site Details

Northing: 433779 Area sq m: 29182.19 Ward: Calverley and Farsley  
Easting: 420942 Area Ha: 2.918219 HMCA: Outer West

## 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:	Flat	Boundaries:	Existing well defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	560.25	Distance to bus stop (metres)	146.00
Nearest Railway Station	New Pudsey	Bus Stop ID	11611
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:

## UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	97.23
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

Site Ref: 1073A

Site Name: Owlcotes Farm, Pudsey

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
11/02798/DAG	Agricultural Determination application for replacement storage building	30/06/2011	28/07/2011	ANR	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?:
- 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**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	100.00	West Leeds Gateway:	0.00

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.

Site Ref: 1073A

Site Name: Owlcotes Farm, Pudsey

East Leeds

**SHLAA Conclusions**

Availability:

Suitability:

Achievability:

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

Good accessibility all round

Rank (1-5)

5

**Access Comments**

Adequate frontages with the adopted highway

Rank (1-5)

5

**Local network comment**

Local capacity, congestion in pudsey

Rank (1-5)

4

**Mitigation measure**

Access improvements may be required

Total score

14

**Support?**

Yes

**Need to combine with other sites:**

**Suitability for partial development:**

**Highways Agency**

No objection

**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:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from 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: 1073A

Site Name: Owlcotes Farm, Pudsey

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

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

**Conclusion of Assessment**

**Conclusion summary:**

The site has been split. Site A is flat, with road access. Part of the site is to the rear of existing properties. The northern boundary falls away steeply towards wooded area.

Site Capacity (dwellings units): 88 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: 1073B

Site Name: Owlcotes Farm, Pudsey

**Site Details**

Northing:	433911	Area sq m:	15563.44	Ward	Calverley and Farsley
Easting:	420954	Area Ha:	1.556344	HMCA:	Outer West

**Site Characteristics**

Land Use

Existing Use 1: Agriculture

Existing Use 2:

Existing Use 3:

Neighbouring Use 1: Recreation & Leisure - Outdoor amenity & open space

Neighbouring Use 2: Residential - Dwellings

Neighbouring Use 3:

Other uses:

Site State: Greenfield

Site Detail

Topography:	Sloping	Boundaries:	Poorly defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input type="checkbox"/>
Distance to Rail Station (metres):	433.40	Distance to bus stop (metres)	275.18
Nearest Railway Station	New Pudsey	Bus Stop ID	11611
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:

**UDP Designation**

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	100.00
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: 1073B

Site Name: Owlcotes Farm, Pudsey

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
11/02798/DAG	Agricultural Determination application for replacement storage building	30/06/2011	28/07/2011	ANR	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?:
- 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**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	100.00	West Leeds Gateway:	0.00

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.

Site Ref: 1073B

Site Name: Owlcotes Farm, Pudsey

East Leeds

**SHLAA Conclusions**

Availability:

Suitability:

Achievability:

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

Good accessibility all round

Rank (1-5)

5

**Access Comments**

Needs 1073A land for access

Rank (1-5)

3

**Local network comment**

Local capacity, congestion in pudsey

Rank (1-5)

4

**Mitigation measure**

Access improvements may be required

Total score

12

**Support?**

Only suitable if linked with 1117A

**Need to combine with other sites:**

Two parts of site may need to be linked

**Suitability for partial development:**

Yes

**Highways Agency**

No objection

**Network Rail :**

**Biodiversity**

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

[Empty text box for West Yorkshire Ecology and LCC Ecology Officer comments]

[Empty text box for Boundary Amendment]

Natural England:

**Education**

[Empty text box for Education]

**Drainage/Water/Flooding**

Environment Agency Comments:

Environment Agency Constraints:

[Empty text box for Environment Agency Comments]

[Empty text box for Environment Agency Constraints]

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

[Empty text box for Yorkshire Water Comments]

[Empty text box for 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: 1073B

Site Name: Owlcotes Farm, Pudsey

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

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

**Conclusion of Assessment**

**Conclusion summary:**

Site B is more isolated and part is steeply sloping. Highways concerns re access.

Site Capacity (dwellings units):

56

Floorspace sq m (Non residential):

0

Residential Conclusion:

Red

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: 1085

Site Name: Land on the North Side of Coal Hill Lane, Rodley

**Site Details**

Northing:	435642	Area sq m:	45923.41	Ward:	ramley and Stanningley
Easting:	422449	Area Ha:	4.592341	HMCA:	Outer West

**Site Characteristics**

Land Use

Existing Use 1: Recreation & Leisure - Outdoor amenity & open space  
 Existing Use 2: Recreation & Leisure - Outdoor sport facility  
 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:	Existing well defined
Natural Landscape:	Limited Tree Cover	Road Frontage:	<input type="checkbox"/>
Distance to Rail Station (metres):	1875.09	Distance to bus stop (metres):	138.73
Nearest Railway Station:	New Pudsey	Bus Stop ID:	12021
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:	Yes
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

Currently used as amenity space. Set in urban area, school to the east.

**UDP Designation**

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	99.77
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:	52.8	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	<input type="text"/>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	1.00		
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: 1085

Site Name: Land on the North Side of Coal Hill Lane, Rodley

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
12/04273/FU	2 single storey extensions and recladding of first floor front elevation	08/10/2012	14/12/2012	A	33.82
H25/385/85/	Laying out of footpaths, playing field and public open space with 45 car parking spaces to vacant site. (this item	23/12/1985	17/02/1986	A	15.86
24/199/98/FU	12m high floodlights to playing pitch and training area	19/06/1998	01/02/1999	A	17.86
H24/724/78/	Detached precast concrete garage to school.	11/10/1978	18/12/1978	A	33.86

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from 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: 1085

Site Name: Land on the North Side of Coal Hill Lane, Rodley

**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**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
		Development unrelated to existing development	<input type="checkbox"/>		

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

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.

Site Ref: 1085

Site Name: Land on the North Side of Coal Hill Lane,Rodley

East Leeds

**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**

Good accessibility except poor health accessibility

Rank (1-5)

4

**Access Comments**

Poor connection to adopted highway - too narrow land width, on bend in Coal Hill Lane so no visibility and on crossroads

Rank (1-5)

1

**Local network comment**

Cumulative impact onto ring road

Rank (1-5)

4

**Mitigation measure**

Need to provide access onto Coal Hill Drive

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:**

Unknown Impact. Grassland habitat needs a botanical survey.

**Boundary Amendment**

Site assessment needed ???

**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: 1085

Site Name: Land on the North Side of Coal Hill Lane, Rodley

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

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

**Conclusion of Assessment**

**Conclusion summary:**

The site is designated in the existing UDP as both N8 - Urban Green Corridor and the eastern half is N1- Amenity Greenspace. Areas of the site are marked out as sports pitches associated with neighbouring sports club. Loss of greenspace would need to be considered through the greenspace review. See greenspace section, page 31, question G9. Narrow access onto bend on Coal Hill Lane, visibility not achievable, Highways don't support.

Site Capacity (dwellings units):

138

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: 1110

Site Name: Land at Rodley , Leeds LS13

**Site Details**

Northing:	436222	Area sq m:	15560.65	Ward	Calverley and Farsley
Easting:	421821	Area Ha:	1.556065	HMCA:	Outer West

**Site Characteristics**

Land Use

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

Site Detail

Topography:	Flat	Boundaries:	Existing well defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	2036.67	Distance to bus stop (metres)	340.77
Nearest Railway Station	New Pudsey	Bus Stop ID	2493
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:

Northern part of the site used for agriculture, southern section has an employment use. Main road runs along the western boundary, which also has a line of trees in place. To the north is residential development, whilst to the south and east are further fields.

**UDP Designation**

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	98.40	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: 1110

Site Name: Land at Rodley , Leeds LS13

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
12/03123/FU	Detached house	17/07/2012	25/09/2012	R	54.41
25/47/05/FU	Change of use of nurseries to landscape gardeners	07/02/2005	04/04/2005	R	98.32
07/01548/FU	Alter and widen vehicle entrance to nursery	07/03/2007	30/04/2007	R	58.07
H25/399/75/	Outline application to erect residential development, to vacant site. (site area 1.6ha (4.0 acres).	16/06/1975	29/09/1975	R	96.38
H25/462/74/	Use of land for stationing of residential caravan, to nursery premises.	07/11/1974	11/08/1975	A	96.33

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from 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**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

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.

Site Ref: 1110

Site Name: Land at Rodley , Leeds LS13

East Leeds

**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**

Average accessibility all round

Rank (1-5)

3

**Access Comments**

Frontage with ring road not suitable for development

Rank (1-5)

2

**Local network comment**

Capacity issues on ring road

Rank (1-5)

3

**Mitigation measure**

Public transport bus improvements, link with other sites, footway works, improvements to highways and ring road connections, close off connection to site directly from ring road

Total score

8

**Support?**

No

**Need to combine with other sites:**

Need to combine with 1114 and 2121

**Suitability for partial development:**

Possible

**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 along the southern boundary. Retain a corridor of minimum 20 metres from the beck. Otters and bats 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: 1110

Site Name: Land at Rodley , Leeds LS13

Gas:

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

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

**Conclusion of Assessment**

**Conclusion summary:**

Site designated as PAS (Protected Area of Search) on the existing UDP, not within the Green Belt. This is part of a larger area and should be considered alongside 1114 & 2121, both also PAS sites. Whilst the sites have links to the settlement and are relatively close to Farsley town centre the UDP Review Inspector commented that the urban edge of Farsley is clear and well defined and this area forms part of a an important tract of open land and could contribute to Green Belt purposes. The Inspector was clear that these factors should be considered at plan review as part of a comprehensive

**Site Capacity (dwellings units):**

47

**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: 1114

Site Name: Land at Kirklees Knowl, Bagley Lane, Bagley

### Site Details

Northing:	435988	Area sq m:	179603.54	Ward	Calverley and Farsley
Easting:	421888	Area Ha:	17.960354	HMCA:	Outer West

### Site Characteristics

#### Land Use

Existing Use 1: Agriculture  
 Existing Use 2: Utilities & Infrastructure - Post and Telecom  
 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:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	1843.89	Distance to bus stop (metres)	366.48
Nearest Railway Station	New Pudsey	Bus Stop ID	5717
SFRA Flood Zone:	1.00	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:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

Large site with an agricultural use, there are no buildings in place but a line of pylons cross the site. The boundaries are well defined with existing residential development to the north and south. The site also has road frontage on three sides. There is limited tree cover on the site, mostly around the borders and along the boundaries of fields.

### UDP Designation

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	98.51	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: 1114

Site Name: Land at Kirklees Knowl, Bagley Lane, Bagley

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
12/04046/OT	Outline application for residential development	21/09/2012		PCO	98.44

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from 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**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

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.

Site Ref: 1114

Site Name: Land at Kirklees Knowl, Bagley Lane, Bagley

East Leeds

### 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

Average public transport. Poor health services accessibility. Good primary / secondary school accessibility.

Rank (1-5)

3

##### Access Comments

Adequate frontage with adopted highway, possible connections with Petrie Street and Tower Drive, footway required on Bagley Lane

Rank (1-5)

4

##### Local network comment

Capacity issues on ring road

Rank (1-5)

3

##### Mitigation measure

Public transport bus improvements, link with other sites, footway works, improvements to highways and ring road connections

Total score

10

##### Support?

Yes but only with public transport improvements, link with other sites, and highway

##### Need to combine with other sites:

Need to combine with 1110 and 2121

##### Suitability for partial development:

Possible

#### Highways Agency

n/a

#### Network Rail :

#### Biodiversity

##### West Yorkshire Ecology and LCC Ecology Officer:

Supported with mitigation to protect and enhance wildlife corridor function across the site - hedgerow of particular importance. Bats 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: 1114

Site Name: Land at Kirklees Knowl, Bagley Lane, Bagley

Gas:

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

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

**Conclusion of Assessment**

**Conclusion summary:**

Site designated as PAS (Protected Area of Search) on the existing UDP, not within the Green Belt. This is part of a larger area and should be considered alongside 1110 & 2121, both also PAS sites. Whilst the sites have strong links to the settlement and are relatively close to Farsley town centre the UDP Review Inspector commented that the urban edge of Farsley is clear and well defined and this area forms part of an important tract of open land and could contribute to Green Belt purposes. The Inspector was clear that these factors should be considered at plan review as part of a comprehensive

**Site Capacity (dwellings units):**

472

**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: 1117

Site Name: Land East and West of Calverley

**Site Details**

Northing:	437202	Area sq m:	73961.47	Ward	Calverley and Farsley
Easting:	420042	Area Ha:	7.396147	HMCA:	Outer West

**Site Characteristics**

Land Use

Existing Use 1: Agriculture  
 Existing Use 2:  
 Existing Use 3:  
 Neighbouring Use 1: Forestry - Unmanaged Forest  
 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):	3096.02	Distance to bus stop (metres)	115.49
Nearest Railway Station	New Pudsey	Bus Stop ID	1274
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	Yes
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

Current agricultural use, consisting of open fields, no buildings are located on site. The site is in two sections, split along the middle by a public footpath which is well treed on either side. Broadly well contained by the main road to the south and woodland to the north. Some trees along the field borders.

**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: 200px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	1.00		
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: 1117

Site Name: Land East and West of Calverley

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H25/85/86/	Use of agricultural land as pl aying field.	25/03/1986	17/11/1986	A	32.53

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.

**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 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 c

**Greenbelt Assessment Conclusion:**

In conservation area, would have some effect on character of the area. Site is fairly well contained with low potential for sprawl. Well used footpath provides access to countryside beyond further development.

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
		Development unrelated to existing development	<input type="checkbox"/>		

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

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.

Site Ref: 1117

Site Name: Land East and West of Calverley

East Leeds

**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 all round

Rank (1-5)

5

**Access Comments**

Suitable frontage onto Carr Road for part of site but requires works, no access available for other part of site due to ransom strip

Rank (1-5)

3

**Local network comment**

Cumulative impact into Bradford, congestion on Rodley roundabout

Rank (1-5)

3

**Mitigation measure**

Link through, access works onto Carr Road, footway improvements on Carr Road, by-way improved

Total score

11

**Support?**

Partial, due to part of land accessed through ransom strip not in council control

**Need to combine with other sites:**

Two parts of site may need to be linked and byway needs to be owned by council

**Suitability for partial development:**

Yes

**Highways Agency**

n/a

**Network Rail :**

**Biodiversity**

**West Yorkshire Ecology and LCC Ecology Officer:**

Supported with mitigation to protect and enhance wildlife corridor function across the site - extending woodland cover to link with adjacent Calverley Wood Complex LNA. Bats to consider.

**Boundary Amendment**

**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: 1117

Site Name: Land East and West of Calverley

Gas:

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

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

**Conclusion of Assessment**

**Conclusion summary:**

Green Belt site. The site itself is contained by residential development to the north and woodland. Access to eastern section would be required through the existing well treed public footpath that splits the site. There is also a line of protected trees running through the centre of the site and the site is within a conservation area. Development would significantly impact on the trees and footpath.

Site Capacity (dwellings units):

0

Floorspace sq m (Non residential):

Residential Conclusion:

Red

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: 1123A

Site Name: Northern side Land off Foxhole Lane, Calverley

**Site Details**

Northing:	436431	Area sq m:	45290.06	Ward	Calverley and Farsley
Easting:	420586	Area Ha:	4.529006	HMCA:	Outer West

**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:	Undulating	Boundaries:	Partially well-defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	2195.21	Distance to bus stop (metres)	121.94
Nearest Railway Station	New Pudsey	Bus Stop ID	4781
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:

Agricultural use, there are no buildings on site. Bordered by residential development to the north, the site has a road frontage along the western boundary and a narrow access in the north east corner (currently a footpath that runs along the eastern boundary of the site). A few trees line the field boundaries but the site is reasonably clear.

**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?:	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: 1123A

Site Name: Northern side Land off Foxhole Lane,  
Calverley

## 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: 1123A

Site Name: Northern side Land off Foxhole Lane, Calverley

**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:**

Natural tree lined boundary along the eastern side contains the site, but potential for sprawl to south. Partial 'rounding off' to settlement.

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
		Development unrelated to existing development	<input type="checkbox"/>		

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

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.

Site Ref: 1123A

Site Name: Northern side Land off Foxhole Lane, Calverley

East Leeds

**SHLAA Conclusions**

Availability:

Suitability:

Achievability:

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

Poor public transport, good health and primary / secondary school accessibility.

Rank (1-5)

2

**Access Comments**

Adequate frontage with Woodhall Road but requires speed limit reductions, possible access onto Foxhole Lane

Rank (1-5)

4

**Local network comment**

Local congestion on A647, Rodley Lane and Ring Road

Rank (1-5)

2

**Mitigation measure**

Public transport bus improvements, footway on Woodhall Road, speed limit reductions, improvements in local capacity

Total score

8

**Support?**

No

**Need to combine with other sites:**

**Suitability for partial development:**

Yes

**Highways Agency**

No objection

**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:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from 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: 1123A

Site Name: Northern side Land off Foxhole Lane, Calverley

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

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

**Conclusion of Assessment**

**Conclusion summary:**

Green Belt site. The site has been split into A and B. Site A has a natural tree lined boundary along the eastern side which contains the site and development of site A only would effectively round off the settlement of Calverley. Requires frontage of site 1123B to achieve visibility at access point.

Site Capacity (dwellings units): 102 Floorspace sq m (Non residential): 0

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: 1123B

Site Name: Southern Land off Foxhole Lane, Calverley

### Site Details

Northing:	436333	Area sq m:	66166.12	Ward	Calverley and Farsley
Easting:	420682	Area Ha:	6.616612	HMCA:	Outer West

### 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:	Undulating	Boundaries:	Partially well-defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	2077.95	Distance to bus stop (metres)	258.18
Nearest Railway Station	New Pudsey	Bus Stop ID	4781
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	Yes
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

Agricultural use, there are no buildings on site. This section of site 1123 is set away from the settlement to the north, the site has a road frontage along the western boundary and a footpath that runs along the eastern boundary of the site. A few trees line the field boundaries but the site is reasonably clear. Further fields are set to the south and 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:	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:	1.00		
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: 1123B

Site Name: Southern Land off Foxhole Lane, Calverley

## 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:**

Separated from settlement. High potential for further sprawl. Would impact on openness of countryside.

**Conformity with Core Strategy**

- |   |                          |                              |                          |            |                          |
|---|--------------------------|------------------------------|--------------------------|------------|--------------------------|
| Main Urban Area                               | <input type="checkbox"/> | Main Urban Area Extension    | <input type="checkbox"/> | Brownfield | <input type="checkbox"/> |
| Major Settlement                              | <input type="checkbox"/> | Major Settlement Extension   | <input type="checkbox"/> | Greenfield | <input type="checkbox"/> |
| Smaller Settlement                            | <input type="checkbox"/> | Smaller Settlement Extension | <input type="checkbox"/> | Mixed      | <input type="checkbox"/> |
| Villages/Rural                                | <input type="checkbox"/> | Village/Rural Extension      | <input type="checkbox"/> |            |                          |
| Development unrelated to existing development |                          | <input type="checkbox"/>     |                          |            |                          |

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

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.

Site Ref: 1123B

Site Name: Southern Land off Foxhole Lane, Calverley

East Leeds

**SHLAA Conclusions**

Availability:

Suitability:

Achievability:

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

Poor public transport, good health and primary / secondary school accessibility.

Rank (1-5)

2

**Access Comments**

Adequate frontage with Woodhall Road but requires speed limit reductions, possible access onto Foxhole Lane

Rank (1-5)

4

**Local network comment**

Local congestion on A647, Rodley Lane and Ring Road

Rank (1-5)

2

**Mitigation measure**

Public transport bus improvements, footway on Woodhall Road, speed limit reductions, improvements in local capacity

Total score

8

**Support?**

No

**Need to combine with other sites:**

**Suitability for partial development:**

Yes

**Highways Agency**

No objection

**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:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from 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: 1123B

Site Name: Southern Land off Foxhole Lane, Calverley

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

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

**Conclusion of Assessment**

**Conclusion summary:**

Green Belt site. The site has been split into A and B. Development of site B would be unrelated to the existing settlement form and set a precedent for further sprawl into Green Belt and would result in a significant extension to Calverley. Foxhole Lane frontage needed for development of 1123A.

Site Capacity (dwellings units): 149 Floorspace sq m (Non residential): 0

Residential Conclusion:

Red

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: 1124

Site Name: Land off Upper Carr Lane, Calverley

**Site Details**

Northing:	436603	Area sq m:	9261.40	Ward	Calverley and Farsley
Easting:	420232	Area Ha:	0.92614	HMCA:	Outer West

**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: Industry and business - Manufacturing & Wholesale  
 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):	2468.62	Distance to bus stop (metres)	266.30
Nearest Railway Station	New Pudsey	Bus Stop ID	3108
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 agricultural use, no buildings present. The site slopes gently upwards towards the rear (south). It is set between a recently converted residential building to the west and dwellings / employment site to the east. Road frontage runs along the northern boundary of the site. Site consists of a field with a few sporadic trees.

**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:	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?:	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: 1124

Site Name: Land off Upper Carr Lane, Calverley

## 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?: 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 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 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 with strong links to the settlement, low potential for sprawl.

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
		Development unrelated to existing development	<input type="checkbox"/>		

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

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.

Site Ref: 1124

Site Name: Land off Upper Carr Lane, Calverley

East Leeds

### 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 public transport accessibility. Good school & health services accessibility.

Rank (1-5)

2

##### Access Comments

Good frontage onto adopted highway

Rank (1-5)

5

##### Local network comment

Local capacity, cumulative impact onto ring road and A647

Rank (1-5)

4

##### Mitigation measure

Total score

11

##### Support?

No due to poor public transport

##### Need to combine with other sites:

##### Suitability for partial development:

Yes

#### Highways Agency

n/a

#### Network Rail :

#### Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Supported

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: 1124

Site Name: Land off Upper Carr Lane, Calverley

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

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

**Conclusion of Assessment**

**Conclusion summary:**

Green Belt site. Situated between an employment site, residential dwellings and a recently converted flat conversion, development here would round off the settlement. As the boundary does not project beyond the existing urban area its impact on the surrounding countryside is significantly reduced. Poor accessibility but access can be achieved.

Site Capacity (dwellings units):

18

Floorspace sq m (Non residential):

Residential Conclusion:

Green

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: 1150

Site Name: Land off Town Street, Stanningley, LS28

**Site Details**

Northing:	434328	Area sq m:	35012.67	Ward	Calverley and Farsley
Easting:	422256	Area Ha:	3.501267	HMCA:	Outer West

**Site Characteristics**

Land Use

Existing Use 1: Industry and business - Manufacturing & Wholesale  
 Existing Use 2:  
 Existing Use 3:  
 Neighbouring Use 1: Industry and business - Manufacturing & Wholesale  
 Neighbouring Use 2: Transport - Transport tracks & ways  
 Neighbouring Use 3:  
 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):	1122.37	Distance to bus stop (metres)	164.75
Nearest Railway Station	New Pudsey	Bus Stop ID	3325
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:

Existing employment 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?:	Yes	Within 100m of Minerals Safeguarding Site?:	Yes
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<i>Site</i>	<i>Site Type</i>
Grangefield Industrial Estate, Stanningley	Industrial Estate

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from 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: 1150

Site Name: Land off Town Street, Stanningley, LS28

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H25/3/92/	Use of vacant site as waste transfer station.	10/01/1992	28/07/1992	R	14.38
H25/301/88/	Detached prefabricated office unit and cement silo, with open storage to storage yard.	09/08/1988	08/09/1988	A	11.59
H25/22/84/	Detached single storey vehicle maintenance building to timber suppliers.	01/02/1984	28/02/1984	W	16.49
H25/10/88/	Alterations to form toilets to existing office and two detached prefabricated office units, to warehouse.	07/01/1988	07/03/1988	A	10.34
H25/349/86/	Change of use, involving laying out of drainage of warehouse to industrial unit.	04/11/1986	22/04/1987	W	20.33
H25/353/87/	Change of use of warehouse and store to roofing craft training workshop.	25/11/1987	25/01/1988	A	10.39

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.

**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**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	100.00	West Leeds Gateway:	0.00

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.

Site Ref: 1150

Site Name: Land off Town Street, Stanningley, LS28

East Leeds

**SHLAA Conclusions**

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

Achievability: Long term (11+ years)

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

Good accessibility all round

Rank (1-5)

5

**Access Comments**

Access onto adopted highway but suitable visibility splays requires third party land

Rank (1-5)

2

**Local network comment**

Local Congestion on Outer Ring Road and Pudsey

Rank (1-5)

3

**Mitigation measure**

Access requires third party land take

Total score

10

**Support?**

No

**Need to combine with other sites:**

**Suitability for partial development:**

**Highways Agency**

n/a

**Network Rail :**

General asset protection issues

**Biodiversity**

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Supported

**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: 1150

Site Name: Land off Town Street, Stanningley, LS28

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

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

**Conclusion of Assessment**

**Conclusion summary:**

Site in existing employment use, in existing employment area. Continuation of employment uses preferable. Visibility at access would require third party lane, no highway support without that land.

Site Capacity (dwellings units):

105

Floorspace sq m (Non residential):

Residential Conclusion:

Red

Retail Conclusion:

Not assessed

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: 1171A

Site Name: Harpers Farm, South of Whitehall Road,  
Located to the South of employment area

### Site Details

Northing:	431242	Area sq m:	62871.56	Ward	Farnley and Wortley
Easting:	425498	Area Ha:	6.287156	HMCA:	Outer West

### 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:	Industry and business - Manufacturing & Wholesale
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):	2220.49	Distance to bus stop (metres)	175.44
Nearest Railway Station	Cottingley	Bus Stop ID	1149
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:

Mainly greenfield site, dwellings in the eastern section. Set between New Farnley and main urban 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?:	
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: 1171A

Site Name: Harpers Farm, South of Whitehall Road,  
Located to the South of employment area

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H24/546/76/	Laying out of drainage ditch, and levelling, to playing field.	27/07/1976	25/10/1976	A	66.52

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from 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: 1171A

Site Name: Harpers Farm, South of Whitehall Road,  
Located to the South of employment area

**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 fill the Green Belt gap between Farnley and the main urban area, leading to coalescence of the settlements. Release of the site would create ribbon development on along road frontage.

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
		Development unrelated to existing development	<input type="checkbox"/>		

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

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.

Site Ref: 1171A

Site Name: Harpers Farm, South of Whitehall Road,  
Located to the South of employment area

East Leeds

## SHLAA Conclusions

Availability:

Suitability:

Achievability:

## Summary of Infrastructure provider comments and other planning requirements

### Leeds City Council Highways inc Metro

#### Accessibility comment

Good accessibility for employment and health but only approximately 50% of site with adequate accessibility for secondary and primary education

Rank (1-5)

4

#### Access Comments

Good frontage with Whitehall Road but requires roundabout or signalisation due to industrial site on other side of road

Rank (1-5)

5

#### Local network comment

Congestion on Outer Ring Road and M621

Rank (1-5)

3

#### Mitigation measure

Signalisation of access junction and Ring Road signals, possible mitigation for M621

Total score

12

#### Support?

Yes with mitigation

#### Need to combine with other sites:

#### Suitability for partial development:

### Highways Agency

No objection subject to mitigation

### Network Rail :

### Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Supported

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: 1171A**

**Site Name: Harpers Farm, South of Whitehall Road,  
Located to the South of employment area**

**Electric:**

**Telecom:**

**Fire and Rescue Services:**

**Built Heritage**

**Leeds City Council:**

**West Yorkshire Archaeology Service:**

**English Heritage:**

Site Ref: 1171A

Site Name: Harpers Farm, South of Whitehall Road,  
Located to the South of employment area

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

Good accessibility for employment and health but 50% approx. accessibility for secondary and primary education

Rank (1-5)

4

**Access Comments**

Good frontage with Whitehall Road but requires rounabout or signalisation due to industrial site on other side of road

Rank (1-5)

5

**Local network comment**

possible impact on Outer Ring Road and M621

Rank (1-5)

3

**Mitigation measure**

Singalisation of access junction and poss mitigation to Ring Road and M621 signals

Total score

12

**Support?**

Yes with mitigation

**Need to combine with other sites:**

**Suitability for partial development:**

**Highways Agency**

No objection subject to mitigation

**Network Rail :**

**Biodiversity**

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Supported

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:

Telecom:

Fire and Rescue Services:

**Built Heritage**

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from 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: 1171A

Site Name: Harpers Farm, South of Whitehall Road,  
Located to the South of employment area

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

### Gypsy Traveller Site Assessment

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

### Conclusion of Assessment

**Conclusion summary:**

Green Belt site. Development of the site would fill the Green Belt gap between Farnley and the main urban area, leading to coalescence of the settlements. Release of the site would create ribbon development along road frontage.

**Site Capacity (dwellings units):**

165

**Floorspace sq m (Non residential):**

0

**Residential Conclusion:**

Red

**Retail Conclusion:**

Not assessed

**Employment Conclusion:**

Not assessed

Site Ref: 1183

Site Name: Land at Turkey Hill, Pudsey LS28

**Site Details**

Northing:	432524	Area sq m:	22511.63	Ward	Pudsey
Easting:	423144	Area Ha:	2.251163	HMCA:	Outer West

**Site Characteristics**

Land Use

Existing Use 1:	Agriculture
Existing Use 2:	Industry and business - Storage
Existing Use 3:	
Neighbouring Use 1	Agriculture
Neighbouring Use 2:	Residential - Dwellings
Neighbouring Use 3:	Industry and business - Storage
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):	2057.42	Distance to bus stop (metres)	145.68
Nearest Railway Station	Bramley	Bus Stop ID	12512
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:

Site is set to the east of the settlement. Mainly in agricultural use, fields slope steeply downwards towards the south. There are two storage sheds in the north west corner, access to the site is also from here although the boundary of the site doesn't reach to the road frontage. There is a row of trees running along the northern boundary and a few sporadic trees along the field borders.

**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:	0.01	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: 1183

Site Name: Land at Turkey Hill, Pudsey LS28

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H25/695/75/	Outline application to erect one pair of semi-detached bungalows, to part of agricultural holding.	29/10/1975	01/12/1975	A	42.32
H25/214/83/	Tipping of rubble and excavation materials, to small holding and agricultural site. (county matter)	14/09/1983	06/12/1983	A	16.16

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from 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:**

Set to east of main urban area, no defensible boundary that could lead to further sprawl.

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	100.00	West Leeds Gateway:	0.00

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.

Site Ref: 1183

Site Name: Land at Turkey Hill, Pudsey LS28

East Leeds

**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 public transport. Good health and primary school accessibility, average secondary school accessibility.

Rank (1-5)

3

**Access Comments**

Existing access onto Kent Road but maybe through third party land (i.e. ransom strip)

Rank (1-5)

2

**Local network comment**

Congestion in Pudsey

Rank (1-5)

3

**Mitigation measure**

Public transport bus improvements, access and footway improvements on Kent Road, possible local traffic claming

Total score

8

**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:

Boundary Amendment

Supported

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: 1183

Site Name: Land at Turkey Hill, Pudsey LS28

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

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

**Conclusion of Assessment**

**Conclusion summary:**

Green Belt site. The site extends out into Green Belt to the east of the existing settlement and would not constitute rounding off of the existing settlement, but could set a precedent for further unrestricted Green Belt sprawl. Set at the top of a hill the site slopes downwards meaning development would be prominent from the south. No highways frontage.

Site Capacity (dwellings units):

60

Floorspace sq m (Non residential):

Residential Conclusion:

Red

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: 1184

Site Name: Land at Acres Hall Avenue, Pudsey, LS28

**Site Details**

Northing:	432856	Area sq m:	4440.83	Ward	Pudsey
Easting:	423374	Area Ha:	0.444083	HMCA:	Outer West

**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:	No Tree Cover	Road Frontage	<input type="checkbox"/>
Distance to Rail Station (metres):	1663.54	Distance to bus stop (metres)	195.90
Nearest Railway Station	Bramley	Bus Stop ID	9845
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:

Site is currently a livery stable consisting of the stable building in the north east corner with the rest of the site used for three paddocks. Roughly square in shape, the site slopes downwards towards the south. The boundary to the site stops just short of the road access to the west. Surrounded by fields on three sides and residential development to the west.

**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:	0.00		
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: 1184

Site Name: Land at Acres Hall Avenue, Pudsey, LS28

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H25/331/91/	Change of use of stables to dwelling house.	15/11/1991	13/04/1992	R	99.35
H25/150/90/	Detached office located in a caravan to riding school.	05/06/1990	13/05/1991	R	99.39
H25/566/76/	Detached agricultural and implement store, to vacant site (previous application no.76/25/00362 approved building r	01/09/1976	13/09/1976	R	90.68
H25/151/90/	Change of use of barn and agricultural site to riding school.	15/05/1990	13/05/1991	A	98.96
25/74/96/FU	Single storey rear extension to equestrian centre	07/03/1996	01/11/1999	W	99.94

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from 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 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 the existing residential area. Some potential for further sprawl.

**Conformity with Core Strategy**

- |   |                          |                              |                          |            |                          |
|---|--------------------------|------------------------------|--------------------------|------------|--------------------------|
| Main Urban Area                               | <input type="checkbox"/> | Main Urban Area Extension    | <input type="checkbox"/> | Brownfield | <input type="checkbox"/> |
| Major Settlement                              | <input type="checkbox"/> | Major Settlement Extension   | <input type="checkbox"/> | Greenfield | <input type="checkbox"/> |
| Smaller Settlement                            | <input type="checkbox"/> | Smaller Settlement Extension | <input type="checkbox"/> | Mixed      | <input type="checkbox"/> |
| Villages/Rural                                | <input type="checkbox"/> | Village/Rural Extension      | <input type="checkbox"/> |            |                          |
| Development unrelated to existing development |                          | <input type="checkbox"/>     |                          |            |                          |

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	100.00	West Leeds Gateway:	0.00

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.

Site Ref: 1184

Site Name: Land at Acres Hall Avenue, Pudsey, LS28

East Leeds

**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 public transport accessibility. Good health and primary / secondary school accessibility.

Rank (1-5)

3

**Access Comments**

No frontage onto adopted highway, requires development of adjacent land but not preferred site

Rank (1-5)

2

**Local network comment**

Congestion on Outer Ring Road and Pudsey

Rank (1-5)

3

**Mitigation measure**

Public transport bus improvements, possible capacity works on local highway

Total score

8

**Support?**

No

**Need to combine with other sites:**

Yes with 1060, 3048, 1213, 3050

**Suitability for partial development:**

Possible

**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:

[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 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: 1184

Site Name: Land at Acres Hall Avenue, Pudsey, LS28

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

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

**Conclusion of Assessment**

**Conclusion summary:**

Green Belt site, to the rear of existing properties on Acres Hall Avenue. The site relates well to the existing residential area and is in close proximity to Pudsey centre. Would need to be combined with site 3050 for access, no highways frontage otherwise.

Site Capacity (dwellings units):

14

Floorspace sq m (Non residential):

Residential Conclusion:

Green

Retail Conclusion:

Red

Employment Conclusion:

Red

Site Ref: 1187

Site Name: Land at Rodley Fold Farm, Rodley LS13

**Site Details**

Northing:	436681	Area sq m:	315406.02	Ward	Calverley and Farsley
Easting:	422637	Area Ha:	31.540602	HMCA:	Outer West

**Site Characteristics**

Land Use

Existing Use 1:	Agriculture
Existing Use 2:	
Existing Use 3:	
Neighbouring Use 1	Agriculture
Neighbouring Use 2:	Transport - Waterways
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):	2618.44	Distance to bus stop (metres)	352.41
Nearest Railway Station	Bramley	Bus Stop ID	4220
SFRA Flood Zone:	1.00	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	Yes
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

Large flat site bordered by a river to the north and a canal to the south. Currently has an agricultural use, mainly fields but there is a farm set in the south west corner. Single narrow access links the farm to the settlement, there is no road frontage available. Trees line the boundary and are sporadically placed along individual field boundaries throughout the site. The Ring Road is set to the west but is substantially higher than the site with no access linkage.

**UDP Designation**

Greenbelt - N32 (%):	100.00	Urban Green Corridor - N8 (%):	100.00
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:	1.00		
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: 1187

Site Name: Land at Rodley Fold Farm, Rodley LS13

## 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 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:**

Relates poorly to the settlement and if developed would considerably reduce the Green Belt between Horsforth and Rodley.

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

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.

Site Ref: 1187

Site Name: Land at Rodley Fold Farm, Rodley LS13

East Leeds

**SHLAA Conclusions**

Availability: Short term (0-5yrs)

Suitability: No

Achievability: Unknown

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

Public transport offer not in walking distance to half of site and distant from employment education health.

Rank (1-5)

2

**Access Comments**

Access difficult to achieve

Rank (1-5)

1

**Local network comment**

Unsuitable local network and mitigation difficult to achieve

Rank (1-5)

2

**Mitigation measure**

Total score

5

**Support?**

No

**Need to combine with other sites:**

Yes

**Suitability for partial development:**

Yes with access and suitable mitigation

**Highways Agency**

**Network Rail :**

**Biodiversity**

**West Yorkshire Ecology and LCC Ecology Officer:**

Not supported (RED). No site-based designations but this site would result in a large unsympathetic development in the heart of the River Aire/Leeds Liverpool Canal wildlife corridor. The area is currently semi-improved grassland which has no known survey

**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:**

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from 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: 1187

Site Name: Land at Rodley Fold Farm, Rodley LS13

**Utilities**

Gas:

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

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

**Conclusion of Assessment**

**Conclusion summary:**

Green Belt site. Large site, between a river and canal with no road frontage for access. It relates poorly to the settlement and if developed would considerably reduce the Green Belt between Horsforth and Rodley. The site is also covered by floodzone 2 (medium risk) with some sections also floodzone 3 (high risk).

Site Capacity (dwellings units): 1085 Floorspace sq m (Non residential): 0

Residential Conclusion:

Red

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: 1192

Site Name: Land adjoining Green Top, Pudsey LS28

**Site Details**

Northing:	432505	Area sq m:	5633.39	Ward	Pudsey
Easting:	421648	Area Ha:	0.563339	HMCA:	Outer West

**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 type="checkbox"/>
Distance to Rail Station (metres):	1872.13	Distance to bus stop (metres)	171.84
Nearest Railway Station	New Pudsey	Bus Stop ID	4606
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:

Small field which has strong tree lined borders on all sides. Set behind residential properties the site has no road frontage and can only be accessed through a narrow footpath. It slopes steeply upwards towards the rear (south) and is surrounded by further fields to the west, south and east. No buildings on the site.

**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:	1.00
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: 1192

Site Name: Land adjoining Green Top, Pudsey LS28

## 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 contained so low potential for sprawl, however, the site does not link well to settlement and has no access.

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
		Development unrelated to existing development	<input type="checkbox"/>		

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	100.00	West Leeds Gateway:	0.00

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.

Site Ref: 1192

Site Name: Land adjoining Green Top, Pudsey LS28

East Leeds

**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 public transport accessibility. Good primary / secondary schools and health.

Rank (1-5)

3

**Access Comments**

No access onto adopted highway.

Rank (1-5)

1

**Local network comment**

Local capacity, congestion in Pudsey.

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 :**

**Biodiversity**

**West Yorkshire Ecology and LCC Ecology Officer:**

Supported with mitigation to ensure that a wildlife corridor between Leeds and Bradford is retained. Ridge and Furrow and semi-improved grassland 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: 1192

Site Name: Land adjoining Green Top, Pudsey LS28

Gas:

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

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

**Conclusion of Assessment**

**Conclusion summary:**

Green Belt site. The site extends into Green Belt to the south of Westroyd Hill and development would be isolated. There is no access to the site.

Site Capacity (dwellings units):

20

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: 1193A

Site Name: Land at Rodley Lane - Calverley Lane,  
Calverley LS19

**Site Details**

Northing:	436495	Area sq m:	20280.46	Ward	Calverley and Farsley
Easting:	421543	Area Ha:	2.028046	HMCA:	Outer West

**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):	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 land set between Calverly and Rodley.

**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: 1193A

Site Name: Land at Rodley Lane - Calverley Lane,  
Calverley LS19

## 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: 1193A

Site Name: Land at Rodley Lane - Calverley Lane,  
Calverley LS19

**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 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:**

Relates well to settlement and is well contained due to tree lined boundaries. Development would reduce separation between Calverley and Rodley.

**Conformity with Core Strategy**

- |  |                          |                              |                          |            |                          |
|--|--------------------------|------------------------------|--------------------------|------------|--------------------------|
| Main Urban Area  | <input type="checkbox"/> | Main Urban Area Extension    | <input type="checkbox"/> | Brownfield | <input type="checkbox"/> |
| Major Settlement   | <input type="checkbox"/> | Major Settlement Extension   | <input type="checkbox"/> | Greenfield | <input type="checkbox"/> |
| Smaller Settlement   | <input type="checkbox"/> | Smaller Settlement Extension | <input type="checkbox"/> | Mixed      | <input type="checkbox"/> |
| Villages/Rural   | <input type="checkbox"/> | Village/Rural Extension      | <input type="checkbox"/> |            |                          |
| Development unrelated to existing development <input type="checkbox"/> |                          |                              |                          |            |                          |

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

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.

Site Ref: 1193A

Site Name: Land at Rodley Lane - Calverley Lane, Calverley LS19

East Leeds

**SHLAA Conclusions**

Availability:

Suitability:

Achievability:

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

Good public transport and primary school accessibility. Poor health and secondary school accessibility.

Rank (1-5)

3

**Access Comments**

Adequate frontages to Caverley Lane and Rodley Lane but requires significant works and footways on site side.

Rank (1-5)

4

**Local network comment**

Direct impact on Rodley roundabout

Rank (1-5)

2

**Mitigation measure**

Capacity improvements to ring road required, footways on adopted highway required, significant access works required

Total score

9

**Support?**

Yes but only with capacity contributions

**Need to combine with other sites:**

**Suitability for partial development:**

Yes

**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:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from 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: 1193A

Site Name: Land at Rodley Lane - Calverley Lane,  
Calverley LS19

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

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

**Conclusion of Assessment**

**Conclusion summary:**

Green Belt site. This part of the site is related to the existing properties in Rodley and has a well defined field boundary to the west. Some of the trees are the subject of a tree preservation order (TPO).

Site Capacity (dwellings units): 0 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: 1193B

Site Name: Land at Rodley Lane - Calverley Lane,  
Calverley LS19

## Site Details

Northing:	436545	Area sq m:	62589.27	Ward	Calverley and Farsley
Easting:	421381	Area Ha:	6.258927	HMCA:	Outer West

## 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):	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 land set between Calverly and Rodley.

## 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: 1193B

Site Name: Land at Rodley Lane - Calverley Lane,  
Calverley LS19

## 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: 1193B

Site Name: Land at Rodley Lane - Calverley Lane,  
Calverley LS19

### 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:

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 marginal effect on the setting & special character of historic features, which c

#### Greenbelt Assessment Conclusion:

Development would merge Calverley and Rodley and have a significant impact. Potential for further sprawl to south.

### Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
		Development unrelated to existing development	<input type="checkbox"/>		

#### Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

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.

Site Ref: 1193B

Site Name: Land at Rodley Lane - Calverley Lane, Calverley LS19

East Leeds

**SHLAA Conclusions**

Availability:

Suitability:

Achievability:

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

Good public transport and primary school accessibility. Poor health and secondary school accessibility.

Rank (1-5)

3

**Access Comments**

Adequate frontages to Caverley Lane and Rodley Lane but requires significant works and footways on site side.

Rank (1-5)

4

**Local network comment**

Direct impact on Rodley roundabout

Rank (1-5)

2

**Mitigation measure**

Capacity improvements to ring road required, footways on adopted highway required, significant access works required

Total score

9

**Support?**

Yes but only with capacity contributions

**Need to combine with other sites:**

**Suitability for partial development:**

Yes

**Highways Agency**

No objection

**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:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from 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: 1193B

Site Name: Land at Rodley Lane - Calverley Lane,  
Calverley LS19

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

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

**Conclusion of Assessment**

**Conclusion summary:**

Green Belt site. The site currently separates Calverley and Rodley. Preventing coalescence of settlements is one of the purposes of Green Belts. Some of the trees are the subject of a tree preservation order (TPO).

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: 1195

Site Name: Land at Waterloo Road, Pudsey LS28

**Site Details**

Northing:	433383	Area sq m:	11246.57	Ward	Pudsey
Easting:	420680	Area Ha:	1.124657	HMCA:	Outer West

**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):	1028.13	Distance to bus stop (metres)	70.63
Nearest Railway Station	New Pudsey	Bus Stop ID	11093
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:

Small site consisting of a single field in agricultural use. Strong links to the settlement surrounded by residential development on three sides, road frontage is also available to the north and east. Large amount of trees on the southern boundary contain the site, trees are also in place on the remaining boundaries. The site slopes steeply towards the rear (south).

**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:	0.00		
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: 1195

Site Name: Land at Waterloo Road, Pudsey LS28

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
25/253/97/OT	Outline application to erect residential development	30/09/1997	29/03/2002	W	99.98
H25/279/80/	Outline application to lay out access road and erection of residential development, comprising 28, one bedroom, aged person	29/04/1980	09/09/1980	R	44.47

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.

**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:**

The site is well contained limiting potential for sprawl. Has strong links and is well connected to the settlement.

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
		Development unrelated to existing development	<input type="checkbox"/>		

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	100.00	West Leeds Gateway:	0.00

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.

Site Ref: 1195

Site Name: Land at Waterloo Road, Pudsey LS28

East Leeds

### 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 all round

Rank (1-5)

5

##### Access Comments

Frontages to Waterloo Road and Bradley Lane

Rank (1-5)

5

##### Local network comment

Local capacity, congestion in Pudsey and A647

Rank (1-5)

3

##### Mitigation measure

Improvements to Bradley Lane and access to Waterloo Road, public transport bus stop improvements, footway improvements on Waterloo Road, local capacity improvements may be required.

Total score

13

##### 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:

Unknown Impact - grassland needs a botanical survey in the summer

##### Boundary Amendment

Site assessment needed ???

#### Natural England:

#### Education

#### 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 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: 1195

Site Name: Land at Waterloo Road, Pudsey LS28

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

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

**Conclusion of Assessment**

**Conclusion summary:**

Green Belt site. The site is well contained by trees along the boundary and this limits the potential for unrestricted sprawl into the Green Belt. The site has a road frontage. No Highways issues raised.

Site Capacity (dwellings units):

35

Floorspace sq m (Non residential):

Residential Conclusion:

Green

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: 1201

Site Name: Land adjoining Woodhall Road - Gain Lane, Thornbury BD3

**Site Details**

Northing:	434382	Area sq m:	73656.38	Ward	Calverley and Farsley
Easting:	419562	Area Ha:	7.365638	HMCA:	Outer West

**Site Characteristics**

Land Use

Existing Use 1: Agriculture  
 Existing Use 2:  
 Existing Use 3:  
 Neighbouring Use 1: Residential - Dwellings  
 Neighbouring Use 2: Industry and business - Manufacturing & Wholesale  
 Neighbouring Use 3: Residential - Residential institution  
 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):	1573.83	Distance to bus stop (metres)	172.41
Nearest Railway Station	New Pudsey	Bus Stop ID	4736
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:

Greenfield site set between Bradford and Leeds.

**UDP Designation**

Greenbelt - N32 (%):	99.96	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?:	<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?:	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: 1201

Site Name: Land adjoining Woodhall Road - Gain Lane,  
Thornbury BD3

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
25/215/93/FU	Use of agricultural land as outdoor activity centre area	16/09/1993	25/01/1994	R	21.04

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from 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: 1201

Site Name: Land adjoining Woodhall Road - Gain Lane, Thornbury BD3

**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 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:**

Relates well to settlement. Fairly well contained but would reduce gap between Leeds and Bradford.

**Conformity with Core Strategy**

- |   |                          |                              |                          |            |                          |
|---|--------------------------|------------------------------|--------------------------|------------|--------------------------|
| Main Urban Area                               | <input type="checkbox"/> | Main Urban Area Extension    | <input type="checkbox"/> | Brownfield | <input type="checkbox"/> |
| Major Settlement                              | <input type="checkbox"/> | Major Settlement Extension   | <input type="checkbox"/> | Greenfield | <input type="checkbox"/> |
| Smaller Settlement                            | <input type="checkbox"/> | Smaller Settlement Extension | <input type="checkbox"/> | Mixed      | <input type="checkbox"/> |
| Villages/Rural                                | <input type="checkbox"/> | Village/Rural Extension      | <input type="checkbox"/> |            |                          |
| Development unrelated to existing development |                          | <input type="checkbox"/>     |                          |            |                          |

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	100.00	West Leeds Gateway:	0.00

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.

Site Ref: 1201

Site Name: Land adjoining Woodhall Road - Gain Lane, Thornbury BD3

East Leeds

**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**

Average public transport. Good health and primary / secondary school accessibility.

Rank (1-5)

3

**Access Comments**

Good frontage with adopted highway

Rank (1-5)

5

**Local network comment**

Congestion on the A647

Rank (1-5)

3

**Mitigation measure**

Local capacity improvements required. Footway improvements on Gain Lane

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 with mitigation provided that a strategic wildlife corridor between Leeds and Bradford is retained through providing an undeveloped north-south corridor that also retains the pond in the south.

**Boundary Amendment**

**Natural England:**

**Education**

**Drainage/Water/Flooding**

**Environment Agency Comments:**

[Empty text box for Environment Agency Comments]

**Environment Agency Constraints:**

[Empty text box for Environment Agency Constraints]

**Yorkshire Water Comments:**

[Empty text box for Yorkshire Water Comments]

**Yorkshire Water Waste Water Treatment Works Comme**

[Empty text 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: 1201

Site Name: Land adjoining Woodhall Road - Gain Lane, Thornbury BD3

Gas:

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

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

**Conclusion of Assessment**

**Conclusion summary:**

Green Belt site, situated on the boundary with Bradford council and with existing residential uses to the north west and south east, so relatively well contained and development would not set a precedent for further Green Belt sprawl. Flat site. Achievable access, moderate accessibility.

Site Capacity (dwellings units):

196

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: 1212

Site Name: Land at Pollard Lane, Bramley, LS13

**Site Details**

Northing:	436250	Area sq m:	20070.86	Ward:	Bramley and Stanningley
Easting:	424048	Area Ha:	2.007086	HMCA:	Outer West

**Site Characteristics**

Land Use

Existing Use 1: Agriculture  
 Existing Use 2:  
 Existing Use 3:  
 Neighbouring Use 1: Recreation & Leisure - Outdoor amenity & open space  
 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):	1836.02	Distance to bus stop (metres)	310.27
Nearest Railway Station	Bramley	Bus Stop ID	2601
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:

Site slopes steeply downwards from the road frontage (east to west). The western section has a large amount of trees that border the site at the bottom of the slope. Sporadic trees are also in place throughout the site and the boundaries. Pylons run along the southern border. A narrow road is in place along the northern boundary with some dwellings beyond. Playing pitches are located to the east of the site, and further dwellings to the south.

**UDP Designation**

Greenbelt - N32 (%):	100.00	Urban Green Corridor - N8 (%):	100.00
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: 1212

Site Name: Land at Pollard Lane, Bramley, LS13

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H24/802/78/	Outline application to erect detached farm dwelling to grazing site.	02/11/1978	15/01/1979	R	98.27
H24/330/80/	Outline application to erect detached house to vacant site.	05/06/1980	04/08/1980	R	99.42
H24/363/77/	Use of vacant site as golf course. (site area 1.8ha (4.4 acres)).	27/06/1977	05/09/1977	R	97.98
H24/716/75/	Use of vacant site as pet cemetery.	13/10/1975	01/12/1975	R	99.88

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from 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:**

Set away from the main settlements between Bramley and Horsforth. Would impact on openness of the green belt and reduce gap.

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

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.

Site Ref: 1212

Site Name: Land at Pollard Lane, Bramley, LS13

East Leeds

**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 public transport links, and primary / secondary school accessibility. Poor health services accessibility.

Rank (1-5)

4

**Access Comments**

Poor access along Pollard Lane

Rank (1-5)

2

**Local network comment**

Cumulative impact on ring road and Kirkstall.

Rank (1-5)

4

**Mitigation measure**

Public transport and road improvements required but unlikely to be achievable

Total score

10

**Support?**

No

**Need to combine with other sites:**

**Suitability for partial development:**

Possible

**Highways Agency**

n/a

**Network Rail :**

**Biodiversity**

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Supported

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: 1212

Site Name: Land at Pollard Lane, Bramley, LS13

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

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

**Conclusion of Assessment**

**Conclusion summary:**

Green Belt site, situated to the north of the built up area, in a green corridor alongside the river and canal. Development would breach barriers protecting this and set dangerous precedent for encroaching of this area running from the city centre west. Highways objections over access to the site and quality of the highway, narrow carriageway beyond site frontage that can't be improved.

Site Capacity (dwellings units): 63      Floorspace sq m (Non residential): 63

Residential Conclusion:

Red

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: 1213

Site Name: Pudsey Houghside, off Tong Road, East Side Court

**Site Details**

Northing:	433081	Area sq m:	87466.00	Ward	Pudsey
Easting:	423497	Area Ha:	8.7466	HMCA:	Outer West

**Site Characteristics**

Land Use

Existing Use 1: Utilities & Infrastructure - Water Storage and Treatment  
 Existing Use 2: Agriculture  
 Existing Use 3:  
 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):	1410.28	Distance to bus stop (metres)	316.32
Nearest Railway Station	Bramley	Bus Stop ID	3430
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:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

Old water treatment works with some evidence of previous use still on site, mainly water tanks and fencing. Limited amount of trees throughout the site, mainly along the boundaries, woodland abuts the site to the east and partly to the south. A single narrow access extends from the site to the north that links to the main road. Also to the north are fields and a nursery whilst to the west is residential development. The levels vary undulating throughout the site.

**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?:	<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: 1213

Site Name: Pudsey Houghside, off Tong Road, East Side Court

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
25/310/01/MIN	Landscaping of redundant works with dredged silt deposits	05/10/2001	15/02/2002	A	65.34
H25/36/75/	New electricity sub-station to water pollution control works .	22/01/1975	03/03/1975	A	65.34

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from 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: 1213

Site Name: Pudsey Houghside, off Tong Road, East Side Court

### 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 link well to settlement, potential for further sprawl.

### Conformity with Core Strategy

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
		Development unrelated to existing development	<input type="checkbox"/>		

#### Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	100.00	West Leeds Gateway:	0.00

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.

Site Ref: 1213

Site Name: Pudsey Houghside, off Tong Road, East Side Court

East Leeds

**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 public transport accessibility. Good health service and primary school accessibility. Poor secondary school accessibility.

Rank (1-5)

3

**Access Comments**

No frontage onto adopted highway, requires development of adjacent land but not preferred site

Rank (1-5)

2

**Local network comment**

Local Congestion on Outer Ring Road and Pudsey

Rank (1-5)

3

**Mitigation measure**

Public transport bus improvements, footway improvements on Hough Side Road, possible capacity works on local highway.

Total score

8

**Support?**

No

**Need to combine with other sites:**

Yes with 1060 and 3048

**Suitability for partial development:**

Possible

**Highways Agency**

n/a

**Network Rail :**

**Biodiversity**

**West Yorkshire Ecology and LCC Ecology Officer:**

Not supported (RED). No site-based designations but contains areas of semi-improved grassland, ponds, scrub, hedgerows and is adjacent to Post Hill LNA in the east. Bats and Water Vole to consider.

**Boundary Amendment**

Supported with mitigation if Red hatched areas are excluded and the boundary is amended as per drawing RM/1213. Mitigation will still be required to ensure impacts on adjacent habitats are addressed, and hedgerows protected and enhanced. Bats and Water Vo

**Natural England:**

**Education**

**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:**

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from 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: 1213

Site Name: Pudsey Houghside, off Tong Road, East Side Court

**Utilities**

Gas:

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

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

**Conclusion of Assessment**

**Conclusion summary:**

Green Belt site. Development would be unrelated to the existing settlement form and could set a precedent for further unrestricted sprawl into Green Belt. Access road narrow and can't be improved within site boundary.

Site Capacity (dwellings units):

232

Floorspace sq m (Non residential):

Residential Conclusion:

Red

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: 1250

Site Name: 1 Elmfield Way, Bramley, LS13 4UD

**Site Details**

Northing:	434367	Area sq m:	8701.10	Ward	Armley
Easting:	424844	Area Ha:	0.87011	HMCA:	Outer West

**Site Characteristics**

Land Use

Existing Use 1: Industry and business - Storage  
 Existing Use 2:  
 Existing Use 3:  
 Neighbouring Use 1: Industry and business - Manufacturing & Wholesale  
 Neighbouring Use 2: Industry and business - Wholesale distribution  
 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):	894.05	Distance to bus stop (metres)	148.90
Nearest Railway Station	Bramley	Bus Stop ID	6369
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:

Existing employment site in urban area.

**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>
H24/530/80/	Change of use of part of wareh ouse to diy shop.	13/10/1980	17/11/1981	A	22.31
H24/67/81/	3 non-illuminated fascia signs , size of one 8.83m x 2.44m, height above ground 3.05m (underside), size of on	25/02/1981	05/05/1981	A	87.09
H24/221/74/	Landscaping & tree planting to warehouse site	05/07/1974	09/09/1974	A	99.49
H24/751/75/	Change of use of warehouse uni t to cutting and fabri cation of packaging materials.	27/10/1975	01/12/1975	A	13.28
H24/276/90/	Change of use of warehouse to warehouse and business.	03/08/1990	05/10/1990	A	96.95
H24/426/79/	2m high plastic coated chain l ink boundary fence, to wareh ouse unit.	22/06/1979	16/07/1979	A	95.44
H24/68/81/	One non-illuminated, pole moun ted sign, size 3.66m x 1.22m, one externally illum inated, pole mountedsign, size	25/02/1981	21/09/1981	R	87.09
H24/63/74/	Change of use of 2 warehouse u nits, to industrial premi ses.	03/05/1974	24/06/1974	A	99.43
H24/230/75/	Change of use of warehouse to a class iii (town and count ry (used classes) order 1972) light industrial unit.	25/03/1975	21/04/1975	A	13.28
PREAPP/08/00376	.	13/11/2008	13/01/2009	PREEXP	95.37

Site Ref: 1250

Site Name: 1 Elmfield Way, Bramley, LS13 4UD

**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**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
		Development unrelated to existing development	<input type="checkbox"/>		

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	100.00	West Leeds Gateway:	0.00

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.

Site Ref: 1250

Site Name: 1 Elmfield Way, Bramley, LS13 4UD

East Leeds

### 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

Good accessibility all round

Rank (1-5)

5

##### Access Comments

Good frontage with multiple adopted highways

Rank (1-5)

5

##### Local network comment

Congestion on Stanningley Road

Rank (1-5)

4

##### Mitigation measure

Footway required on Back Lane

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:

Boundary Amendment

Supported

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: 1250

Site Name: 1 Elmfield Way, Bramley, LS13 4UD

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

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

**Conclusion of Assessment**

**Conclusion summary:**

Site is in existing employment use, entrance (road frontage) plot for small industrial estate. Recently vacant but in a good location and would be preferable for employment.

Site Capacity (dwellings units):

31

Floorspace sq m (Non residential):

Residential Conclusion:

Red

Retail Conclusion:

Not assessed

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: 1253

Site Name: Land adjoining Rodley Fold Farm, Rodley, LS13

## Site Details

Northing:	436450	Area sq m:	26757.70	Ward	Calverley and Farsley
Easting:	422623	Area Ha:	2.67577	HMCA:	Outer West

## Site Characteristics

### Land Use

Existing Use 1:	Agriculture
Existing Use 2:	
Existing Use 3:	
Neighbouring Use 1	Agriculture
Neighbouring Use 2:	Transport - Waterways
Neighbouring Use 3:	Recreation & Leisure - Outdoor amenity & open space
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):	2429.06	Distance to bus stop (metres)	248.95
Nearest Railway Station	Bramley	Bus Stop ID	10573
SFRA Flood Zone:	1.00	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	Yes
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

Small flat site consisting of twin fields in agricultural use. Site is clear except for trees that line the boundary and a further few that are sporadically placed along the central line of the site. Cricket pitch adjoins the site to the east, further fields to the north and west (along with a farm) whilst a canal runs along the southern boundary.

## UDP Designation

Greenbelt - N32 (%):	100.00	Urban Green Corridor - N8 (%):	100.00
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:	1.00		
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: 1253

Site Name: Land adjoining Rodley Fold Farm, Rodley,  
LS13

## 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: 1253

Site Name: Land adjoining Rodley Fold Farm, Rodley, LS13

**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 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:**

The site is separated from the settlement by a canal and has no road frontage for access. Development would result in an isolated development with a high potential for further sprawl into the Green Belt.

**Conformity with Core Strategy**

- |  |                          |                              |                          |            |                          |
|--|--------------------------|------------------------------|--------------------------|------------|--------------------------|
| Main Urban Area  | <input type="checkbox"/> | Main Urban Area Extension    | <input type="checkbox"/> | Brownfield | <input type="checkbox"/> |
| Major Settlement   | <input type="checkbox"/> | Major Settlement Extension   | <input type="checkbox"/> | Greenfield | <input type="checkbox"/> |
| Smaller Settlement   | <input type="checkbox"/> | Smaller Settlement Extension | <input type="checkbox"/> | Mixed      | <input type="checkbox"/> |
| Villages/Rural   | <input type="checkbox"/> | Village/Rural Extension      | <input type="checkbox"/> |            |                          |
| Development unrelated to existing development <input type="checkbox"/> |                          |                              |                          |            |                          |

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

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.

Site Ref: 1253

Site Name: Land adjoining Rodley Fold Farm, Rodley, LS13

East Leeds

**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 accessibility all round

Rank (1-5)

1

**Access Comments**

No adopted highway access

Rank (1-5)

1

**Local network comment**

Cumulative or direct impact onto Ring Road

Rank (1-5)

3

**Mitigation measure**

Access over river required and land take

Total score

5

**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:**

Not supported (RED). No site-specific designations but forms an important wildlife corridor between the River Aire and the canal that should be left undeveloped. Protected species including Otters will use the land between the water courses, and Water Voles and bats will benefit from the continuity of vegetation. Rodley Fold Farm, immediately to the north of this site, already increases disturbance to this area. Lack of development will help protect/buffer other nearby wildlife sites such as Rodley Nature Reserve to the east.

**Boundary Amendment**

**Natural England:**

**Education**

**Drainage/Water/Flooding**

**Environment Agency Comments:**

[Empty box for Environment Agency Comments]

**Environment Agency Constraints:**

[Empty box for 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: 1253

Site Name: Land adjoining Rodley Fold Farm, Rodley, LS13

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**

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

**Conclusion of Assessment**

Conclusion summary:

Green Belt site. The site is separated from the settlement by a canal and has no road frontage for access. Development would result in an isolated development with a high potential for further sprawl into the Green Belt.

Site Capacity (dwellings units):

67

Floorspace sq m (Non residential):

Residential Conclusion:

Red

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: 1322

Site Name: Airedale Mills, Rodley

**Site Details**

Northing:	436130	Area sq m:	19283.88	Ward:	Bramley and Stanningley
Easting:	422928	Area Ha:	1.928388	HMCA:	Outer West

**Site Characteristics**

Land Use

Existing Use 1: Vacant and derelict - Vacant land  
 Existing Use 2:  
 Existing Use 3:  
 Neighbouring Use 1: Transport - Waterways  
 Neighbouring Use 2: Recreation & Leisure - Outdoor amenity & open space  
 Neighbouring Use 3: Agriculture  
 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):	1996.36	Distance to bus stop (metres)	121.83
Nearest Railway Station	Bramley	Bus Stop ID	13362
SFRA Flood Zone:	1.00	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:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

Brownfield site that is currently vacant and cleared, previously used for employment. Site sits between a canal to the south and river to the north. A narrow access road runs along the northwest boundary, there is a bridge over the canal that links the site to the settlement, but this is a single lane swing bridge rather than a permanent structure. There are some trees on site along the boundaries.

**UDP Designation**

Greenbelt - N32 (%):	0.01	Urban Green Corridor - N8 (%):	100.00
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>
PREAPP/07/00270	Redevelopment of employment site for residential	16/07/2007		PRECAG	99.65
H24/230/83/	Alterations and extension, to form electricity sub- station, to mills.	08/08/1983	31/08/1983	A	99.65
H24/60/80/	Detached single storey office with corridor link, to engineering works.	01/02/1980	17/03/1980	A	98.65
H24/13/76/	Two single-storey warehouse units, for storage and checking of tyres, to tyre depot.	09/01/1976	22/03/1976	A	99.62
H24/645/78/	Alterations, including new roof to existing stores and machine shop, and extension, to form loading bay and store, with	15/09/1978	06/11/1978	A	99.62
H24/318/89/	Extension to form factory unit, to existing mill with laying out of car park.	19/09/1989	04/12/1989	A	99.34
H24/674/76/	Outline application, to erect extensions, to works premises.	15/09/1976	15/11/1976	A	99.62
H26/77/74/	X	23/04/1974	17/09/1974	W	99.65

**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**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

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.

Site Ref: 1322

Site Name: Airedale Mills, Rodley

East Leeds

### 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

Good accessibility all round except average for health.

Rank (1-5)

4

##### Access Comments

Bridge access works required as per previous development proposals

Rank (1-5)

4

##### Local network comment

Cumulative impact on ring road

Rank (1-5)

4

##### Mitigation measure

Local capacity works possible, suitable bridge constructed, footway works

Total score

12

##### Support?

Yes with mitigation

##### Need to combine with other sites:

##### Suitability for partial development:

Possible

#### Highways Agency

n/a

#### Network Rail :

#### Biodiversity

##### West Yorkshire Ecology and LCC Ecology Officer:

Not supported (RED). No site-specific designations but is located within an important wildlife corridor between the River Aire and the canal – current industrial development acts as a barrier to this wildlife corridor function. Residential development will increase the direct and indirect disturbance to wildlife in this location. Any previous development should be removed and the land allowed to provide an improved wildlife function (potential Leeds Habitat Network) - lack of development will help protect/buffer Rodley Nature Reserve immediately to the 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

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from 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: 1322

Site Name: Airedale Mills, Rodley

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**

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

**Conclusion of Assessment**

**Conclusion summary:**

The site sits on an island between the river and canal, accessed by single carriage swing bridge - inadequate for large scale residential unless new bridge is constructed. A small part of the area nearest the canal is within floodzones 2 (medium risk), 3a (high risk) and 3b (flood plain). The site is flat, but not well related to the existing settlement.

Site Capacity (dwellings units):

69

Floorspace sq m (Non residential):

Residential Conclusion:

Amber

Retail Conclusion:

Red

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: 1328

Site Name: Land south of Roker Lane, Pudsey , LS28

**Site Details**

Northing:	432171	Area sq m:	11221.53	Ward	Pudsey
Easting:	422900	Area Ha:	1.122153	HMCA:	Outer West

**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: Industry and business - Storage  
 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):	2479.40	Distance to bus stop (metres)	138.63
Nearest Railway Station	Bramley	Bus Stop ID	4953
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:

Small site consisting of a single field, currently with an agricultural use. No buildings on site, though there is residential development to the north and a storage yard to the east. To the south and west are further fields. Reasonably flat site with a few trees sporadically in place throughout the site and along the boundaries.

**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?:	<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: 1328

Site Name: Land south of Roker Lane, Pudsey , LS28

## 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 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 marginal effect on the setting & special character of historic features, which c

**Greenbelt Assessment Conclusion:**

Site relates poorly to the settlement and has no defensible boundary on three sides presenting a high risk for further sprawl.

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
		Development unrelated to existing development	<input type="checkbox"/>		

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	100.00	West Leeds Gateway:	0.00

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.

Site Ref: 1328

Site Name: Land south of Roker Lane, Pudsey , LS28

East Leeds

**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 public transport. Good primary school accessibility. Average health and secondary school accessibility.

Rank (1-5)

2

**Access Comments**

No frontage to the adopted highway

Rank (1-5)

1

**Local network comment**

Congestion in Pudsey

Rank (1-5)

3

**Mitigation measure**

Total score

6

**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:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from 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: 1328

Site Name: Land south of Roker Lane, Pudsey , LS28

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

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

**Conclusion of Assessment**

**Conclusion summary:**

Green Belt site. The site relates poorly to the settlement, extending out into the Green Belt. It has no road frontage to the adopted highway for access and has no defensible boundary on three sides presenting a high risk for further Green Belt sprawl.

Site Capacity (dwellings units):

35

Floorspace sq m (Non residential):

Residential Conclusion:

Red

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: 1337

Site Name: Stylo House, Harrogate Road, Apperley  
Bridge Bradford BD10

**Site Details**

Northing:	437613	Area sq m:	27395.08	Ward	Calverley and Farsley
Easting:	419491	Area Ha:	2.739508	HMCA:	Outer West

**Site Characteristics**

Land Use

Existing Use 1: Industry and business - Manufacturing & Wholesale  
 Existing Use 2:  
 Existing Use 3:  
 Neighbouring Use 1: Agriculture  
 Neighbouring Use 2: Residential - Dwellings  
 Neighbouring Use 3: Transport - Waterways  
 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):	3693.88	Distance to bus stop (metres)	137.27
Nearest Railway Station	New Pudsey	Bus Stop ID	13747
SFRA Flood Zone:	1.00	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:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

Existing employment site that sits between the Leeds and Bradford boundary. Only access is from the west, within the Bradford district where there is a road frontage that runs along the western boundary. To the north the site abuts a canal, to the east and south are fields. Trees line a large part of the site boundary.

**UDP Designation**

Greenbelt - N32 (%):	0.01	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: 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: 1337

Site Name: Stylo House, Harrogate Road, Apperley  
Bridge Bradford BD10

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
25/195/94/OT	Outline application to erect 2 storey extension to warehouse	03/08/1994	13/09/1994	W	22.92
H25/93/79/	Outline application to erect 2 storey extension to wareh ouse. (part of the site of thi s application lies within bra	20/02/1979	08/05/1979	A	32.68
H25/162/90/	Outline application to erect 2 storey extension to rearof wa rehouse.	15/05/1990	01/10/1990	A	23.59
0-25/32/95/MOD	Two storey rear extension to warehouse	04/08/1995	22/08/1995	M01	98.67
H25/347/78/	Outline application to erect e xtension to warehouse. (part of the site of this applicati on lies within bradford m	22/05/1978	16/10/1978	W	32.90
25/27/95/FU	Two storey rear extension to warehouse with car parking and landscaping	13/02/1995	06/04/1995	A	98.67
H25/179/84/	Outline application to erect 2 storey extension with 46 ca r parking spaces, to warehouse .	05/07/1984	17/09/1984	A	98.78
25/201/94/FU	2.78m high boundary fence to warehouse	09/08/1994	03/10/1994	A	46.69
13/00571/CA	Conservation Area Application for the demolition of offices and warehouses	04/02/2013		APPRET	98.80
13/00572/OT	Outline Application for residential development including the laying out of access road	04/02/2013		PCO	98.80

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from 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: 1337

Site Name: Stylo House, Harrogate Road, Apperley  
Bridge Bradford BD10

**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**

- |   |                          |                              |                          |            |                          |
|---|--------------------------|------------------------------|--------------------------|------------|--------------------------|
| Main Urban Area                               | <input type="checkbox"/> | Main Urban Area Extension    | <input type="checkbox"/> | Brownfield | <input type="checkbox"/> |
| Major Settlement                              | <input type="checkbox"/> | Major Settlement Extension   | <input type="checkbox"/> | Greenfield | <input type="checkbox"/> |
| Smaller Settlement                            | <input type="checkbox"/> | Smaller Settlement Extension | <input type="checkbox"/> | Mixed      | <input type="checkbox"/> |
| Villages/Rural                                | <input type="checkbox"/> | Village/Rural Extension      | <input type="checkbox"/> |            |                          |
| Development unrelated to existing development |                          | <input type="checkbox"/>     |                          |            |                          |

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	66.73	West Leeds Gateway:	0.00

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.

Site Ref: 1337

Site Name: Stylo House, Harrogate Road, Apperley  
Bridge Bradford BD10

East Leeds

**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**

Poor public transport. Average secondary school accessibility. Poor primary school and health services accessibility.

Rank (1-5)

3

**Access Comments**

Existing accesses to the site which would need slight changes.

Rank (1-5)

4

**Local network comment**

Congestion in Bradford, cumulative impact into Leeds.

Rank (1-5)

4

**Mitigation measure**

Access works

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 with mitigation to protect and enhance the Leeds Liverpool Canal SEGI, and to deculvert the Carr Beck together with provision of a 20 metre buffer either side of the beck to provide a wildlife corridor. Bats and Otters 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: 1337

Site Name: Stylo House, Harrogate Road, Apperley Bridge Bradford BD10

Gas:

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

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

**Conclusion of Assessment**

**Conclusion summary:**

The site is currently in employment use and half the site is within Bradford council area. There is a current application in for residential and residential appears acceptable in principle. Capacity revised to reflect part of site within Leeds boundary. Acceptable in highway terms.

Site Capacity (dwellings units):

24

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: 1341

Site Name: Adjacent to Whingate Primary School, Tong Road, Farnley

**Site Details**

Northing:	433129	Area sq m:	5355.69	Ward	Farnley and Wortley
Easting:	426303	Area Ha:	0.535569	HMCA:	Outer West

**Site Characteristics**

Land Use

Existing Use 1: Industry and business - Storage  
 Existing Use 2: Residential - Dwellings  
 Existing Use 3:  
 Neighbouring Use 1: Residential - Dwellings  
 Neighbouring Use 2: Community Services - Education  
 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):	2597.81	Distance to bus stop (metres)	78.64
Nearest Railway Station	Burley Park	Bus Stop ID	7892
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:

Brownfield site, currently untidy with a single dwelling surrounded by large amount of scrap metal. Set within the main urban area, the site is surrounded by development. A road frontage runs along the southern and eastern boundaries. The east and west abut residential development and there is also a playing pitch and school to the east/north. Trees line the boundaries.

**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: 1341

Site Name: Adjacent to Whingate Primary School, Tong Road, Farnley

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H24/327/76/	Alterations to existing store rooms and first floor extension to form 2 additional store rooms and toilet to road ha	05/05/1976	05/07/1976	A	33.56
H24/222/77/	Outline application to lay out access road and erect 6 terrace houses with a block of 6 detached garages, and 6 semi	28/04/1977	08/08/1977	R	61.40
H24/71/76/	Replacement 2-form entry-first school, comprising hall, 2 dining areas, 8 classrooms, general purpose room, kitc	06/02/1976	22/03/1976	A	61.72
H24/176/77/	Outline application to layout new access road and erect haulage contractor's garage and workshop, with store and	06/04/1977	04/07/1977	R	74.61

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from 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: 1341

Site Name: Adjacent to Whingate Primary School, Tong Road, Farnley

**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**

- |   |                          |                              |                          |            |                          |
|---|--------------------------|------------------------------|--------------------------|------------|--------------------------|
| Main Urban Area                               | <input type="checkbox"/> | Main Urban Area Extension    | <input type="checkbox"/> | Brownfield | <input type="checkbox"/> |
| Major Settlement                              | <input type="checkbox"/> | Major Settlement Extension   | <input type="checkbox"/> | Greenfield | <input type="checkbox"/> |
| Smaller Settlement                            | <input type="checkbox"/> | Smaller Settlement Extension | <input type="checkbox"/> | Mixed      | <input type="checkbox"/> |
| Villages/Rural                                | <input type="checkbox"/> | Village/Rural Extension      | <input type="checkbox"/> |            |                          |
| Development unrelated to existing development |                          | <input type="checkbox"/>     |                          |            |                          |

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	100.00	West Leeds Gateway:	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.

Site Ref: 1341

Site Name: Adjacent to Whingate Primary School, Tong Road, Farnley

East Leeds

**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**

Good accessibility all round.

Rank (1-5)

5

**Access Comments**

Good frontage with Tong Road and Albany Street, preferred access off Albany Street.

Rank (1-5)

5

**Local network comment**

Congestion on Outer Ring Road and M621.

Rank (1-5)

4

**Mitigation measure**

Improvements to access radii and traffic calming on Albany Street, possibly funded through financial contributions from cumulative planning applications.

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:

Boundary Amendment

Supported

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: 1341

Site Name: Adjacent to Whingate Primary School, Tong Road, Farnley

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

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

**Conclusion of Assessment**

**Conclusion summary:**

Brownfield site situated within the main urban area. Currently an untidy site used for storage, residential development would improve the appearance of the area. Potential contamination issues on site. Acceptable in highway terms.

Site Capacity (dwellings units):

19

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: 1342

Site Name: Kilburn Road, Wortley

**Site Details**

Northing:	433021	Area sq m:	6126.80	Ward	Farnley and Wortley
Easting:	427095	Area Ha:	0.61268	HMCA:	Outer West

**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: Transport - Transport tracks & ways  
 Neighbouring Use 3:  
 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):	2301.63	Distance to bus stop (metres)	73.12
Nearest Railway Station	Burley Park	Bus Stop ID	2769
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:

Historically, part of the site appears to have been a row of terraced housing but has since been cleared and is currently an area of green space. This section slopes downwards towards the north. The rest of the site (the northern part) consists of a road and beyond this a row of dense trees that mask the railway line to the north. Residential development surrounds the site on three sides (except the north).

**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:	52.13	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: 1342

Site Name: Kilburn Road, Wortley

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
08/02603/FU	3 storey block of 10 one bedroom and 2 two bedroom flats and 2 three bedroom houses, with car parking	29/04/2008	15/08/2008	W	19.39
H24/398/80/	Laying out of public open space to cleared site.(site area 0.44ha) (this item is also not ice under regulation4(1) of th	15/07/1980	02/09/1980	A	52.96
09/00707/FU	3 storey block of 10 one bedroom and 2 two bedroom flats and 2 three bedroom houses, with car parking	17/02/2009	07/05/2009	W	16.04
24/150/93/FU	2 blocks each of 1 workshop with flat over	12/05/1993	01/08/1994	A	16.13

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**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	100.00	West Leeds Gateway:	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.

Site Ref: 1342

Site Name: Kilburn Road, Wortley

East Leeds

**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**

Good accessibility all round

Rank (1-5)

5

**Access Comments**

Good frontage with multiple adopted highways.

Rank (1-5)

5

**Local network comment**

Local network capacity, likely cumulative impact on Inner Ring Road and Outer Ring Road.

Rank (1-5)

4

**Mitigation measure**

Footway required on Thornhill Road and Kilburn Road, possible cumulative fund required.

Total score

14

**Support?**

Yes

**Need to combine with other sites:**

**Suitability for partial development:**

**Highways Agency**

n/a

**Network Rail :**

NR land opposite side of Thornhill Road - new site? General asset protection issues

**Biodiversity**

**West Yorkshire Ecology and LCC Ecology Officer:**

Supported

**Boundary Amendment**

**Natural England:**

**Education**

**Drainage/Water/Flooding**

**Environment Agency Comments:**

[Empty text box for Environment Agency Comments]

**Environment Agency Constraints:**

[Empty text box for Environment Agency Constraints]

**Yorkshire Water Comments:**

[Empty text box for Yorkshire Water Comments]

**Yorkshire Water Waste Water Treatment Works Comme**

[Empty text box for 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: 1342

Site Name: Kilburn Road, Wortley

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

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

**Conclusion of Assessment**

**Conclusion summary:**

Main section of site is designated as N1 greenspace on the existing UDP. Loss of greenspace would need to be considered through the greenspace review - see Greenspace section, page 32, question G10. The remaining smaller section is currently well treed and provides screening of the railway. Acceptable in highway terms.

Site Capacity (dwellings units):

10

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: 1343A

Site Name: Harper Gate Farm, Tyersal Lane, Bradford  
BD4 0RD

**Site Details**

Northing:	432022	Area sq m:	91563.53	Ward:	Pudsey
Easting:	419388	Area Ha:	9.156353	HMCA:	Outer West

**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):	2874.63	Distance to bus stop (metres)	252.63
Nearest Railway Station	New Pudsey	Bus Stop ID	6663
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:

Reasonably flat site with an agricultural use consisting of several fields. Open site with no trees or other features to note. To the south a road runs along the boundary with residential development beyond. A green buffer is in place to the west before further residential properties. A farm also adjoins the site to the south east. To the north and east are further fields.

**UDP Designation**

Greenbelt - N32 (%):	0.04	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: 1343A

Site Name: Harper Gate Farm, Tyersal Lane, Bradford  
BD4 0RD

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
25/129/97/OT	Outline application to erect industrial warehouse and business centre	03/06/1997	30/07/2002	A	98.44
25/174/05/RE	Renewal of outline permission to erect industrial warehouse and business centre	12/05/2005	03/01/2006	A	99.98

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from 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: 1343A

Site Name: Harper Gate Farm, Tyersal Lane, Bradford  
BD4 0RD

**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**

- |   |                          |                              |                          |            |                          |
|---|--------------------------|------------------------------|--------------------------|------------|--------------------------|
| Main Urban Area                               | <input type="checkbox"/> | Main Urban Area Extension    | <input type="checkbox"/> | Brownfield | <input type="checkbox"/> |
| Major Settlement                              | <input type="checkbox"/> | Major Settlement Extension   | <input type="checkbox"/> | Greenfield | <input type="checkbox"/> |
| Smaller Settlement                            | <input type="checkbox"/> | Smaller Settlement Extension | <input type="checkbox"/> | Mixed      | <input type="checkbox"/> |
| Villages/Rural                                | <input type="checkbox"/> | Village/Rural Extension      | <input type="checkbox"/> |            |                          |
| Development unrelated to existing development |                          | <input type="checkbox"/>     |                          |            |                          |

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	100.00	West Leeds Gateway:	0.00

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.

Site Ref: 1343A

Site Name: Harper Gate Farm, Tyersal Lane, Bradford  
BD4 0RD

East Leeds

**SHLAA Conclusions**

Availability:

Suitability:

Achievability:

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

Poor accessibility all round.

Rank (1-5)

1

**Access Comments**

Good frontage onto Tyersal Lane.

Rank (1-5)

5

**Local network comment**

Spare local capacity, further network impacts more likely in Bradford.

Rank (1-5)

4

**Mitigation measure**

Public transport improvements, may need local capacity improvements, footway improvements on Tyersal Lane.

Total score

10

**Support?**

Partial Yes but only with public transport improvements

**Need to combine with other sites:**

**Suitability for partial development:**

Yes

**Highways Agency**

No objection - Potential impact on M606 - needs looking at in relation to Bradford Holme Wood proposals.

**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:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from 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: 1343A

Site Name: Harper Gate Farm, Tyersal Lane, Bradford  
BD4 0RD

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

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

**Conclusion of Assessment**

**Conclusion summary:**

The site is an employment allocation in the existing UDP but it has not come forward during the plan period. Housing would be suitable in this location as it is connected to existing housing to the west and south. There are no physical constraints on the site, it is flat with a road frontage and is not within the Green Belt. Poor public transport accessibility. The site has been split in two, as part B is not considered suitable for housing.

**Site Capacity (dwellings units):** 206      **Floorspace sq m (Non residential):** 0

**Residential Conclusion:**

Green

**Retail Conclusion:**

Red

**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: 1343B

Site Name: Harper Gate Farm, Tyersal Lane, Bradford  
BD4 0RD

**Site Details**

Northing:	432062	Area sq m:	99112.10	Ward	Pudsey
Easting:	419653	Area Ha:	9.91121	HMCA:	Outer West

**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:	Poorly defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	2687.62	Distance to bus stop (metres)	496.36
Nearest Railway Station	New Pudsey	Bus Stop ID	6663
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:

Site consists of several fields and has an agricultural use. A single lane narrow track runs through the centre of the site, there is also a road frontage along the southern boundary. Site has no features of note, there are no trees along the boundaries which are poorly defined. A farm abuts the site in the south west corner but no other development borders the site, which instead links to further fields.

**UDP Designation**

Greenbelt - N32 (%):	72.95	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:	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?:	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: 1343B

Site Name: Harper Gate Farm, Tyersal Lane, Bradford  
BD4 0RD

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H25/372/74/	Laying out of new access and formation of radio station comprising single storey transmitter building, with equipment	02/10/1974	18/11/1974	A	40.86
25/129/97/OT	Outline application to erect industrial warehouse and business centre	03/06/1997	30/07/2002	A	43.06
25/174/05/RE	Renewal of outline permission to erect industrial warehouse and business centre	12/05/2005	03/01/2006	A	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: 1343B

Site Name: Harper Gate Farm, Tyersal Lane, Bradford  
BD4 0RD

**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:**

The site is in an isolated position, relates poorly to the settlement, has no defined boundary and would encroach significantly into the countryside.

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development <input type="checkbox"/>					

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	74.40	West Leeds Gateway:	0.00

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.

Site Ref: 1343B

Site Name: Harper Gate Farm, Tyersal Lane, Bradford  
BD4 0RD

East Leeds

**SHLAA Conclusions**

Availability:

Suitability:

Achievability:

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

Poor accessibility all round.

Rank (1-5)

1

**Access Comments**

Good frontage onto Tyersal Lane.

Rank (1-5)

5

**Local network comment**

Spare local capacity, further network impacts more likely in Bradford.

Rank (1-5)

4

**Mitigation measure**

Public transport improvements, may need local capacity improvements, footway improvements on Tyersal Lane

Total score

10

**Support?**

Partial Yes but only with public transport improvements

**Need to combine with other sites:**

**Suitability for partial development:**

Yes

**Highways Agency**

No objection - Potential impact on M606 - needs looking at in relation to Bradford Holme Wood proposals.

**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:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from 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: 1343B

Site Name: Harper Gate Farm, Tyersal Lane, Bradford  
BD4 0RD

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

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

**Conclusion of Assessment**

**Conclusion summary:**

The majority of the site is within the Green Belt. Site B is not well related to the settlement and would result in a significant encroachment into the countryside.

Site Capacity (dwellings units): 223      Floorspace sq m (Non residential): 0

Residential Conclusion:

Red

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: 2120

Site Name: Hill Foot Farm, Pudsey

**Site Details**

Northing:	433965	Area sq m:	26829.17	Ward	Calverley and Farsley
Easting:	420676	Area Ha:	2.682917	HMCA:	Outer West

**Site Characteristics**

Land Use

Existing Use 1:	Vacant and derelict - Vacant land
Existing Use 2:	Other
Existing Use 3:	Utilities & Infrastructure - Post and Telecom
Neighbouring Use 1	Forestry - Unmanaged Forest
Neighbouring Use 2:	Residential - Dwellings
Neighbouring Use 3:	Transport - Transport tracks & ways
Other uses:	Garages
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):	570.23	Distance to bus stop (metres)	162.14
Nearest Railway Station	New Pudsey	Bus Stop ID	13162
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:

Vacant land sandwiched between residential development.

**UDP Designation**

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	100.00
Protected Area of Search site - N34 (%):	100.00	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: 2120

Site Name: Hill Foot Farm, Pudsey

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H25/260/91/	Change of use, involving laying out of access of agricultural buildings to two dwelling houses.	05/09/1991	23/12/1991	R	10.62

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from 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**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	100.00	West Leeds Gateway:	0.00

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.

Site Ref: 2120

Site Name: Hill Foot Farm, Pudsey

East Leeds

### 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

Good accessibility all round.

Rank (1-5)

5

##### Access Comments

Adequate frontage with adopted highway, may need access improvement works as local close to junctions on B6154.

Rank (1-5)

4

##### Local network comment

Local capacity, congestion in Pudsey.

Rank (1-5)

5

##### Mitigation measure

Access improvement works may be required.

Total score

14

##### Support?

Yes with mitigation.

##### Need to combine with other sites:

##### Suitability for partial development:

#### Highways Agency

n/a

#### Network Rail :

Railway tunnels under site

#### Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Supported

Natural England:

#### Education

#### Drainage/Water/Flooding

Environment Agency Comments:

Environment Agency Constraints:

Pylon in the middle of site

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: 2120

Site Name: Hill Foot Farm, Pudsey

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

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

**Conclusion of Assessment**

**Conclusion summary:**

Largely unused and unkempt area of land within residential area. New residential development has recently been built on the western boundary. Railway line runs along western side of site (capacity reduced to reflect this). Electricity pylon in central area of site. Existing derelict building on the road frontage. No Highways issues raised.

Site Capacity (dwellings units):

70

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: 2121

Site Name: Calverley Lane, Farsley

**Site Details**

Northing:	435828	Area sq m:	27549.08	Ward	Calverley and Farsley
Easting:	421551	Area Ha:	2.754908	HMCA:	Outer West

**Site Characteristics**

Land Use

Existing Use 1: Agriculture  
 Existing Use 2: Utilities & Infrastructure - Post and Telecom  
 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):	1579.19	Distance to bus stop (metres)	424.90
Nearest Railway Station	New Pudsey	Bus Stop ID	1151
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	Yes
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

Triangular shaped site consisting of a single field currently with an agricultural use. Road frontage on the northern and eastern sides, to the south the site links to residential development. There is a pylon on the north east boundary with wires that run across the site. Some trees line the boundaries of the site but there are no other features of note.

**UDP Designation**

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	100.00	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:	1.00		
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: 2121

Site Name: Calverley Lane, Farsley

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H25/252/77/	Outline application to erect show house to form nursery garden with car park for 100 cars, to grazing land. (sit	09/05/1977	25/07/1977	R	99.42
H25/411/74/	Outline application to erect residential development, to vacant site, (site area 2.1ha (5 acres)).	16/10/1974	10/02/1975	R	98.78

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.

**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**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
		Development unrelated to existing development	<input type="checkbox"/>		

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	100.00	West Leeds Gateway:	0.00

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.

Site Ref: 2121

Site Name: Calverley Lane, Farsley

East Leeds

### 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

Poor public transport. Good accessibility to health services and primary /secondary schools.

Rank (1-5)

3

##### Access Comments

Good frontage onto adopted highway, requires footways.

Rank (1-5)

4

##### Local network comment

Congestion on Ring Road.

Rank (1-5)

3

##### Mitigation measure

Public transport bus improvements, link with other sites, footway works, improvements to highways and ring road connections.

Total score

10

##### Support?

Yes but only with public transport improvements, link with other sites, and highway

##### Need to combine with other sites:

Need to combine with 1114 and 1110

##### Suitability for partial development:

Possible

#### 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:

[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 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: 2121

Site Name: Calverley Lane, Farsley

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

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

**Conclusion of Assessment**

**Conclusion summary:**

Designated as PAS (Protected Area of Search) on the existing UDP, not within the Green Belt. This is part of a larger area and should be considered alongside 1114 & 1110, both also PAS sites. Whilst the sites have links to the settlement and are relatively close to Farnley town centre the UDP Review Inspector commented that the urban edge of Farnley is clear and well defined and this area forms part of an important tract of open land and could contribute to Green Belt purposes. The Inspector was clear that these factors should be considered at plan review as part of a comprehensive assessment of

**Site Capacity (dwellings units):**

72

**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: 2123

Site Name: Low Moor Side, New Farnley

**Site Details**

Northing:	430894	Area sq m:	57250.75	Ward	Farnley and Wortley
Easting:	424553	Area Ha:	5.725075	HMCA:	Outer West

**Site Characteristics**

Land Use

Existing Use 1: Agriculture  
 Existing Use 2:  
 Existing Use 3:  
 Neighbouring Use 1 Residential - Dwellings  
 Neighbouring Use 2:  
 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):	2949.07	Distance to bus stop (metres)	184.87
Nearest Railway Station	Cottingley	Bus Stop ID	4741
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:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

Mix of fields and scrubland with an agricultural use. The site is surrounded on three sides by residential development, whilst to the west a road frontage runs along the site. Some trees are sporadically positioned around the site, also informal walkways are visible.

**UDP Designation**

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	100.00	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: 2123

Site Name: Low Moor Side, New Farnley

## 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**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

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.

Site Ref: 2123

Site Name: Low Moor Side, New Farnley

East Leeds

### 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

Poor

Rank (1-5)

2

##### Access Comments

Access achievable, better to use Low Moor Side Lane than Walsh Lane

Rank (1-5)

4

##### Local network comment

A58 congestion

Rank (1-5)

3

##### Mitigation measure

Total score

9

##### Support?

Yes

##### Need to combine with other sites:

##### Suitability for partial development:

#### Highways Agency

Comments Awaited

#### 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:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from 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: 2123

Site Name: Low Moor Side, New Farnley

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

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

**Conclusion of Assessment**

**Conclusion summary:**

Designated as PAS (Protected Area of Search) on the existing UDP, not within the Green Belt. Strong links to settlement, road frontage and well contained by existing development. Access achievable, better to use Low Moor Side Lane than Walsh Lane, poor accessibility.

Site Capacity (dwellings units): 129 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: 2159

Site Name: Craven Park, Whitehall Road, Farnley

**Site Details**

Northing:	431076	Area sq m:	217243.31	Ward	Farnley and Wortley
Easting:	425697	Area Ha:	21.724331	HMCA:	Outer West

**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):	1964.12	Distance to bus stop (metres)	327.23
Nearest Railway Station	Cottingley	Bus Stop ID	1023
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:

Isolated greenfield site with agricultural use. No road frontage.

**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: 2159

Site Name: Craven Park, Whitehall Road, Farnley

## 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 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:**

Isolated site that relates poorly to the built up area. Development would reduce separation between settlements. High potential for further sprawl.

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

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.

Site Ref: 2159

Site Name: Craven Park, Whitehall Road, Farnley

East Leeds

**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**

Good accessibility for employment and health but very poor accessibility for secondary and primary education

Rank (1-5)

3

**Access Comments**

Site 1171 required for access

Rank (1-5)

3

**Local network comment**

Congestion on Outer Ring Road and M621

Rank (1-5)

3

**Mitigation measure**

Singalisation of access junction and Ring Road roundabout, poss mitigation for M621

Total score

9

**Support?**

Partial Yes - with mitigation and combine with 1171

**Need to combine with other sites:**

Combine with 1171

**Suitability for partial development:**

Yes

**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:

[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]

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: 2159**

**Site Name: Craven Park, Whitehall Road, Farnley**

**Electric:**

**Telecom:**

**Fire and Rescue Services:**

**Built Heritage**

**Leeds City Council:**

**West Yorkshire Archaeology Service:**

**English Heritage:**

Site Ref: 2159

Site Name: Craven Park, Whitehall Road, Farnley

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

Good

Rank (1-5)

5

**Access Comments**

No direct access, would need site 1177A

Rank (1-5)

1

**Local network comment**

A58 congestion

Rank (1-5)

3

**Mitigation measure**

combine with 1171A

Total score

9

**Support?**

no

**Need to combine with other sites:**

1171A

**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:**

**Telecom:**

**Fire and Rescue Services:**

**Built Heritage**

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from 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: 2159

Site Name: Craven Park, Whitehall Road, Farnley

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

### Gypsy Traveller Site Assessment

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

### Conclusion of Assessment

**Conclusion summary:**

Green Belt site. Isolated site unconnected to the built up area. Development would affect the Green Belt gap between Farnley and the urban area.

**Site Capacity (dwellings units):**

570

**Floorspace sq m (Non residential):**

**Residential Conclusion:**

Red

**Retail Conclusion:**

Not assessed

**Employment Conclusion:**

Not assessed

Site Ref: 3001

Site Name: Whitehall Road, Gildersome, LS12

**Site Details**

Northing:	430084	Area sq m:	109025.16	Ward	Farnley and Wortley
Easting:	424216	Area Ha:	10.902516	HMCA:	Outer West

**Site Characteristics**

Land Use

Existing Use 1: Agriculture  
 Existing Use 2:  
 Existing Use 3:  
 Neighbouring Use 1: Agriculture  
 Neighbouring Use 2: Recreation & Leisure - Outdoor amenity & open space  
 Neighbouring Use 3: Residential - Dwellings  
 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):	3168.05	Distance to bus stop (metres)	281.94
Nearest Railway Station	Cottingley	Bus Stop ID	6177
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	Yes
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

Large site consisting of several fields currently with an agricultural use. Set between Gildersome and New Farnley the site links poorly with both settlements. To the north there is a narrow road frontage set inbetween residential properties. The bulk of the site is to the south near Gildersome, here there is no road frontage or connection to the settlement. Few features on site, it is flat with some sporadic trees dotted along the field boundaries. Site is surrounded by further fields on all sides.

**UDP Designation**

Greenbelt - N32 (%):	99.90	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:	1.00		
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: 3001

Site Name: Whitehall Road, Gildersome, LS12

## 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:

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 marginal effect on the setting & special character of historic features, which c

**Greenbelt Assessment Conclusion:**

Performs poorly in green belt terms. Development of site would merge two settlements, also it is poorly related to built up area and could lead to further sprawl.

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
		Development unrelated to existing development	<input type="checkbox"/>		

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

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.

Site Ref: 3001

Site Name: Whitehall Road, Gildersome, LS12

East Leeds

### 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

Access point makes site remote from most facilities.

Rank (1-5)

2

##### Access Comments

No safe access possible at location that the site meets the highway at the Whitehall Road / Gildersome Lane junction.

Rank (1-5)

1

##### Local network comment

A58 congestion

Rank (1-5)

3

##### Mitigation measure

[Empty box for mitigation measure]

Total score

6

##### Support?

No

##### Need to combine with other sites:

[Empty box for need to combine with other sites]

##### Suitability for partial development:

[Empty box for suitability for partial development]

#### Highways Agency

#### Network Rail :

#### Biodiversity

##### West Yorkshire Ecology and LCC Ecology Officer:

Supported with mitigation. The southern boundary of this proposed allocation lies along the Farnley Wood Beck. This is an important wildlife corridor and UK BAP priority habitat which should be protected and enhanced by providing a minimum buffer from development of 20 metres. There are a number of hedgerows that should be protected and enhanced.

##### Boundary Amendment

[Empty box for boundary amendment]

##### Natural England:

#### Education

[Empty box for education]

#### 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]

##### 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: 3001

Site Name: Whitehall Road, Gildersome, LS12

**Utilities**

Gas:

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

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

**Conclusion of Assessment**

**Conclusion summary:**

Green Belt site. The site is isolated, set between Gildersome and New Farnley, unrelated to both settlements. Development would represent a significant incursion into Green Belt, contributing to the coalescence of the settlements. No safe access possible where the site meets the highway at the Whitehall Road / Gildersome Lane junction, poor accessibility.

Site Capacity (dwellings units): 245      Floorspace sq m (Non residential): 0

Residential Conclusion:  
Red

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: 3011

Site Name: Dick Lane Garage, Dick Lane, Thornbury, Bradford, BD3

**Site Details**

Northing:	433163	Area sq m:	16273.54	Ward	Calverley and Farsley
Easting:	419375	Area Ha:	1.627354	HMCA:	Outer West

**Site Characteristics**

Land Use

Existing Use 1:	Industry and business - Storage
Existing Use 2:	Vacant and derelict - Vacant land
Existing Use 3:	
Neighbouring Use 1	Residential - Dwellings
Neighbouring Use 2:	Vacant and derelict - Vacant land
Neighbouring Use 3:	Transport - Transport tracks & ways
Other uses:	
Site State:	Mix

Site Detail

Topography:	Undulating	Boundaries:	Partially well-defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	2097.82	Distance to bus stop (metres)	89.54
Nearest Railway Station	New Pudsey	Bus Stop ID	4242
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:

The southern section of the site is an occupied employment site, currently used as a garage and for vehicle storage. Past this to the north is vacant scrub land. The northern section borders more unused land but this is raised higher than the site creating a natural boundary. Road frontage runs along the western border with residential development on the other side, opposite to the east is a row of trees with a railway line beyond. To the south is more employment.

**UDP Designation**

Greenbelt - N32 (%):	72.28	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:	16.29		

**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: 3011

Site Name: Dick Lane Garage, Dick Lane, Thornbury, Bradford, BD3

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
25/299/92/FU	Single storey car showroom and 4 pump islands with canopy	25/11/1992	18/06/1993	A	100.00
H25/190/79/	Laying out of culvert with oil interceptor, to proposed hotel . (outline a	02/04/1979	25/06/1979	W	98.38
25/253/92/FU	Amendment to planning permission ref 91/25/00156 relating to final contour levels to landfill site m	17/09/1992	22/12/1992	A	62.20
H25/156/91/	Tipping of inert material to former railway. (site area 4.12ha) m	03/07/1991	11/11/1991	A	73.84
25/299/94/FU	Use of vacant site as cable company compound and erection of detached workshop	07/12/1994	10/01/1995	R	14.05
PREAPP/09/00026	.	13/03/2009	01/06/2009	PRECAG	100.00
25/37/98/RE	Extension of permission for single storey showroom and 4 petrol pump islands with canopy	17/02/1998	08/09/1999	A	100.00
H25/434/78/	Outline application to layout access and erect 2-storey hotel , car showroom, and garage with workshop, and office, an	27/06/1978	15/01/1979	A	98.24
25/81/95/FU	Detached prefabricated office unit to garage	20/04/1995	30/06/1995	A	21.38
H25/117/84/	Tipping operations and regrading of contours to form green and landscaping, to golf course.	19/06/1984	03/06/1986	A	63.52
H25/446/75/	Demolition of existing garage buildings and alterations and extension, to form new car showroom, comprising showroom,	07/07/1975	01/03/1976	A	14.32
H25/18/75/	Laying out, filling, levelling and landscaping of vacant land.	10/01/1975	24/03/1975	A	61.06
H25/441/76/	Tipping of excavated material, to existing ravine.	07/07/1976	21/12/1976	A	20.52
H25/178/79/	Laying out of access and erection of 2 storey, 51 bedroom, hotel and restaurant, and single storey car showroom a	13/03/1979	25/06/1979	A	98.85
H25/441/76/1	Extension of permission to carry out tipping of excavated material to existing ravine. (previous applicatio	22/05/1979	04/02/1980	A	20.97
H25/117/84/1	Renewal of permission for tipping operations and regrading of contours to form green and landscaping to golf course	29/06/1989	13/06/1990	A	63.35

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from 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: 3011

Site Name: Dick Lane Garage, Dick Lane, Thornbury, Bradford, BD3

**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 part brownfield, well contained and well connected to the built up area.

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	100.00	West Leeds Gateway:	0.00

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.

Site Ref: 3011

Site Name: Dick Lane Garage, Dick Lane, Thornbury, Bradford, BD3

East Leeds

**SHLAA Conclusions**

Availability: Short term (0-5yrs) Suitability: LDF to determine Achievability: Short term (0-5yrs)

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

Average public transport accessibility. Good access to health services, primary and secondary education.

Rank (1-5)

4

**Access Comments**

Access achievable on Dick Lane but with signals or access works

Rank (1-5)

4

**Local network comment**

Local spare capacity, cumulative congestion likely on A647

Rank (1-5)

4

**Mitigation measure**

Access works, possible public transport improvements, possible capacity contributions.

Total score

12

**Support?**

Yes

**Need to combine with other sites:**

**Suitability for partial development:**

Yes as only part of site has good public transport

**Highways Agency**

n/a

**Network Rail :**

General asset protection issues

**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: 3011

Site Name: Dick Lane Garage, Dick Lane, Thornbury, Bradford, BD3

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

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

**Conclusion of Assessment**

**Conclusion summary:**

The site is partly brownfield, currently in employment use and partly Green Belt and designated in the existing UDP as N6 (protected playing pitch). It is considered that the site could be developed without encroaching into the pitch area. There are no physical constraints that would prevent development. The site is well contained by the road and railway line to the east. Would also be suitable for employment. No Highways issues raised.

Site Capacity (dwellings units):

51

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: 3039

Site Name: Land behind 115-127 Waterloo Road, Pudsey, LS28 8LQ

**Site Details**

Northing:	433525	Area sq m:	11890.31	Ward	Pudsey
Easting:	420556	Area Ha:	1.189031	HMCA:	Outer West

**Site Characteristics**

Land Use

Existing Use 1: Agriculture  
 Existing Use 2:  
 Existing Use 3:  
 Neighbouring Use 1: Residential - Dwellings  
 Neighbouring Use 2: Agriculture  
 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):	971.01	Distance to bus stop (metres)	166.12
Nearest Railway Station	New Pudsey	Bus Stop ID	11093
SFRA Flood Zone:	1.00	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:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

Northern most part of a larger collection of sites. Small site consisting of half a field that slopes east to west, roughly triangular in shape. To the east are the rear gardens of a row of houses, though there is no road access from the site to the highway. The southern section of the site borders a collection of trees whilst the western part cuts through the field with no visible boundary on the ground. No buildings or feature of note on site.

**UDP Designation**

Greenbelt - N32 (%):	99.12	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: 3039

Site Name: Land behind 115-127 Waterloo Road, Pudsey,  
LS28 8LQ

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
08/06471/FU	Detached stable block and detached single storey tractor shed and store with tack room	24/11/2008	03/03/2009	R	95.94
09/01759/FU	Detached stable block and tack room	23/04/2009	14/07/2009	R	95.97

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from 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: 3039

Site Name: Land behind 115-127 Waterloo Road, Pudsey, LS28 8LQ

**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 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:**

Relates poorly to settlement, high potential for further sprawl into the green belt.

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development <input type="checkbox"/>					

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	100.00	West Leeds Gateway:	0.00

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.

Site Ref: 3039

Site Name: Land behind 115-127 Waterloo Road, Pudsey, LS28 8LQ

East Leeds

### 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

Good public transport connections, access to health services and primary education. Average accessibility to secondary education.

Rank (1-5)

4

##### Access Comments

Requires 1195 and 3124 to come forward.

Rank (1-5)

3

##### Local network comment

Local capacity, congestion in pudsey and A647.

Rank (1-5)

3

##### Mitigation measure

Improvements to Bradley Lane and access to Waterloo Road, public transport bus stop improvements, footway improvements on Waterloo Road, local capacity improvements may be required.

Total score

10

##### Support?

Yes with mitigation.

##### Need to combine with other sites:

1195 and 3124

##### Suitability for partial development:

Yes

#### Highways Agency

n/a

#### Network Rail :

#### Biodiversity

##### West Yorkshire Ecology and LCC Ecology Officer:

Supported but with mitigation to protect and enhance hedgerow connectivity in the north area which will be used by commuting bats from a nearby roost.

##### Boundary Amendment

##### Natural England:

#### Education

#### 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 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: 3039

Site Name: Land behind 115-127 Waterloo Road, Pudsey, LS28 8LQ

Gas:

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

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

**Conclusion of Assessment**

**Conclusion summary:**

Green Belt site. The site lies behind residential properties on Waterloo Road. There is no direct access to the site; this would need to be created through existing houses or by development of the site to the south. There is no strong defensible boundary, and development of site could set a precedent for further Green Belt sprawl.

Site Capacity (dwellings units):

37

Floorspace sq m (Non residential):

Residential Conclusion:

Red

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: 3040

Site Name: Land Adjacent to (Leeds Marble Centre)  
Gibraltar Mills, Gibraltar Road, Pudsey, LS28

**Site Details**

Northing:	433187	Area sq m:	34785.73	Ward	Pudsey
Easting:	420599	Area Ha:	3.478573	HMCA:	Outer West

**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:	Significant Tree Cover	Road Frontage	<input type="checkbox"/>
Distance to Rail Station (metres):	1239.16	Distance to bus stop (metres)	281.93
Nearest Railway Station	New Pudsey	Bus Stop ID	11093
SFRA Flood Zone:	1.00	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:

South western part of a larger collection of sites. Long thin site that is set away from the settlement. Sloping east to west, the site is heavily treed on the eastern side and cuts through parts of open fields to the west. Site boundary relates poorly to what is on the ground, with no clear defined boundaries 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?:	<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: 3040

Site Name: Land Adjacent to (Leeds Marble Centre)  
Gibraltar Mills, Gibraltar Road, Pudsey, LS28

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
25/65/02/CLU	Certificate of lawfulness for use of land for stabling of horses and retention of one residential caravan	12/03/2002	17/01/2003	A	44.14

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from 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: 3040

Site Name: Land Adjacent to (Leeds Marble Centre)  
Gibraltar Mills, Gibraltar Road, Pudsey, LS28

**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 is set away from the settlement. Relates poorly to the built environment and would impact on the countryside. High potential for further sprawl.

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	100.00	West Leeds Gateway:	0.00

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.

Site Ref: 3040

Site Name: Land Adjacent to (Leeds Marble Centre)  
Gibraltar Mills, Gibraltar Road, Pudsey, LS28

East Leeds

### 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

Good public transport connections. Good access to health services and primary education. Average accessibility to secondary education.

Rank (1-5)

4

##### Access Comments

Requires 1195 and 3124 to come forward.

Rank (1-5)

3

##### Local network comment

Local capacity, congestion in pudsey and A647.

Rank (1-5)

3

##### Mitigation measure

Improvements to Bradley Lane and access to Waterloo Road, public transport bus stop improvements, footway improvements on Waterloo Road, local capacity improvements may be required.

Total score

10

##### Support?

Yes with mitigation

##### Need to combine with other sites:

1195 and 3124

##### Suitability for partial development:

Yes

#### Highways Agency

n/a

#### Network Rail :

#### Biodiversity

##### West Yorkshire Ecology and LCC Ecology Officer:

Not supported (RED). No site-specific designations but Tyersall Beck and well wooded strip and scrub, UK BAP Priority Habitat (potential Leeds Habitat Network). Will be valuable to protected species such as bats.

##### 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: 3040

Site Name: Land Adjacent to (Leeds Marble Centre)  
Gibraltar Mills, Gibraltar Road, Pudsey, LS28

Gas:

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

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

**Conclusion of Assessment**

**Conclusion summary:**

Green Belt site. Isolated from the urban area, development would represent a significant incursion into Green Belt unrelated to the existing settlement form, separated by a dense line of trees with no access to the site or road frontage.

Site Capacity (dwellings units):

91

Floorspace sq m (Non residential):

Residential Conclusion:

Red

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: 3041

Site Name: Land at Bramley Lane/Gibraltar Lane  
Junction, Pudsey, LS28 8

## Site Details

Northing:	433183	Area sq m:	29405.07	Ward:	Pudsey
Easting:	420804	Area Ha:	2.940507	HMCA:	Outer West

## 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:	Mixed

### Site Detail

Topography:	Sloping	Boundaries:	Partially well-defined
Natural Landscape:	Limited Tree Cover	Road Frontage:	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	1170.17	Distance to bus stop (metres):	204.85
Nearest Railway Station:	New Pudsey	Bus Stop ID:	7443
SFRA Flood Zone:	1.00	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:

Site can be split into two broad sections. The north west section contains existing residential development. This is separated from the rest of the site by a narrow road which runs through the centre of the site and then along the western boundary. The other section (to the south of the road) consists of scrub land set on a steep slope. Trees are prominent on the slope, especially just above the road.

## UDP Designation

Greenbelt - N32 (%):	62.61	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?:	
Proposed Greenspace - N5:	0.01		
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: 3041

Site Name: Land at Bramley Lane/Gibraltar Lane  
Junction, Pudsey, LS28 8

## 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: 3041

Site Name: Land at Bramley Lane/Gibraltar Lane Junction, Pudsey, LS28 8

**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:**

Part green belt site. This section performs poorly in GB terms. High potential for sprawl as it extends into the countryside, doesn't relate well to settlement.

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	100.00	West Leeds Gateway:	0.00

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.

Site Ref: 3041

Site Name: Land at Bramley Lane/Gibraltar Lane Junction, Pudsey, LS28 8

East Leeds

**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**

Good accessibility all round.

Rank (1-5)

4

**Access Comments**

Requires 1195 and 3124 to come forward, unsuitable to have access on private road of Gibraltar Road.

Rank (1-5)

3

**Local network comment**

Local capacity, congestion in pudsey and A647.

Rank (1-5)

3

**Mitigation measure**

Improvements to Bradley Lane and access to Waterloo Road, public transport bus stop improvements, footway improvements on Waterloo Road, private pedestrian/cycle route improvements on Gibraltar Road required, local capacity improvements may be required

Total score

10

**Support?**

Yes with mitigation

**Need to combine with other sites:**

1195 and 3124

**Suitability for partial development:**

Yes

**Highways Agency**

n/a

**Network Rail :**

**Biodiversity**

**West Yorkshire Ecology and LCC Ecology Officer:**

Not supported (RED). No site-specific designations but acidic grassland or other semi-improved grassland present and also scrub which provides a valuable wildlife corridor.

**Boundary Amendment**

Supported with mitigation if Red hatched area excluded and boundary substantially amended as per drawing RM/3041. Mitigation will still be required to ensure impacts on adjacent habitats are addressed.

**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: 3041

Site Name: Land at Bramley Lane/Gibraltar Lane Junction, Pudsey, LS28 8

Gas:

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

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

**Conclusion of Assessment**

**Conclusion summary:**

Part of the site is within the urban area and has existing houses on it. The rest is set in the Green Belt, on steep sloping areas with poor access. Development would represent a significant incursion into Green Belt, unrelated to the existing settlement form. Gibraltar Road unsuitable for access.

Site Capacity (dwellings units):

77

Floorspace sq m (Non residential):

Residential Conclusion:

Red

Retail Conclusion:

Red

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: 3048

Site Name: Land behind 23-41 Kent Close, Pudsey, LS28 9EY

**Site Details**

Northing:	433124	Area sq m:	19691.94	Ward	Pudsey
Easting:	423284	Area Ha:	1.969194	HMCA:	Outer West

**Site Characteristics**

Land Use

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

Site Detail

Topography:	Undulating	Boundaries:	Poorly defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input type="checkbox"/>
Distance to Rail Station (metres):	1454.53	Distance to bus stop (metres)	249.91
Nearest Railway Station	Bramley	Bus Stop ID	6956
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:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

Small square site that is currently vacant scrub land. Single dwelling on site in the north west corner, this is also the only part of the site that links to an access road (narrow, single track). The rear gardens of residential properties abut the western boundary, three other sides adjoin further fields. Sporadic trees on site, mainly along the borders but there are a few within the field.

**UDP Designation**

Greenbelt - N32 (%):	99.50	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: 3048

Site Name: Land behind 23-41 Kent Close, Pudsey, LS28  
9EY

## 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: 3048

Site Name: Land behind 23-41 Kent Close, Pudsey, LS28 9EY

**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 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 would extend into green belt. Doesn't relate particularly well to the settlement, no road frontage and only connected on one side.

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	100.00	West Leeds Gateway:	0.00

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.

Site Ref: 3048

Site Name: Land behind 23-41 Kent Close, Pudsey, LS28 9EY

East Leeds

**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 public transport accessibility. Good access to health services and primary / secondary education.

Rank (1-5)

3

**Access Comments**

No frontage onto adopted highway, requires development of adjacent land but not preferred site.

Rank (1-5)

2

**Local network comment**

Local congestion on Outer Ring Road and Pudsey.

Rank (1-5)

3

**Mitigation measure**

Public transport bus improvements, footway improvements on Hough Side Road, possible capacity works on local highway.

Total score

8

**Support?**

No

**Need to combine with other sites:**

Yes with 1060 and 1213

**Suitability for partial development:**

Possible

**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:

[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 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: 3048

Site Name: Land behind 23-41 Kent Close, Pudsey, LS28 9EY

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

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

**Conclusion of Assessment**

**Conclusion summary:**

Green Belt site. Development would extend out eastwards from the existing settlement form and not relate well to the existing settlement. The site has no road frontage to gain suitable access and would have to be developed in conjunction with SHLAA ref 1060 and 1213.

Site Capacity (dwellings units):

62

Floorspace sq m (Non residential):

Residential Conclusion:

Red

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: 3050

Site Name: Troydale Farm, Troydale Lane, Pudsey, LS28 9JT

**Site Details**

Northing:	432753	Area sq m:	32212.93	Ward:	Pudsey
Easting:	423394	Area Ha:	3.221293	HMCA:	Outer West

**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:	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):	1754.97	Distance to bus stop (metres)	106.71
Nearest Railway Station	Bramley	Bus Stop ID	9845
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:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

Majority of site is has an agricultural use consisting of several fields. The site slopes downwards north to south. In the south west corner is an old farmhouse and other outbuildings, no other buildings are located on the site. Roads run along the southern and western boundary. To the north the site abuts some residential development, and to the east of this it wraps around an existing livery stables which also links to a further access point. The eastern boundary is poorly defined cutting across existing fields.

**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:	0.34	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: 3050

Site Name: Troydale Farm, Troydale Lane, Pudsey, LS28  
9JT

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
25/326/96/FU	Single storey rear extension to residential home	03/12/1996	28/01/1997	R	10.32
25/327/96/LI	Listed building application for single storey rear extension to residential home	03/12/1996	28/01/1997	R	10.32

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from 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: 3050

Site Name: Troydale Farm, Troydale Lane, Pudsey, LS28 9JT

**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 marginal effect on the setting & special character of historic features, which c

**Greenbelt Assessment Conclusion:**

Site has good links to the built up area. Well contained by the road to the west and south, however, development may lead to further sprawl to the east as there is no defensible boundary.

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	100.00	West Leeds Gateway:	0.00

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.

Site Ref: 3050

Site Name: Troydale Farm, Troydale Lane, Pudsey, LS28 9JT

East Leeds

**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 public transport accessibility. Good access to health services and primary/ secondary education.

Rank (1-5)

3

**Access Comments**

Good frontage onto adopted highway from two sides

Rank (1-5)

5

**Local network comment**

Local congestion on Outer Ring Road and Pudsey

Rank (1-5)

3

**Mitigation measure**

Public transport bus improvements, possible capacity works on local highway.

Total score

11

**Support?**

Partial Yes with mitigation and improvements in public transport.

**Need to combine with other sites:**

Yes with 1060, 3048, 1213, 3050

**Suitability for partial development:**

Yes

**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:**

[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 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: 3050

Site Name: Troydale Farm, Troydale Lane, Pudsey, LS28 9JT

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

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

**Conclusion of Assessment**

**Conclusion summary:**

Green Belt site. The site is well related to the existing urban area. There is a Listed Building on site which would need to be taken into consideration at detailed design stage. Good access from Troydale Lane.

Site Capacity (dwellings units):

85

Floorspace sq m (Non residential):

Residential Conclusion:

Green

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: 3121

Site Name: Land at rear of 41 Tyresal Avenue, Tyersal, Bradford, BD4 8HJ

**Site Details**

Northing:	433049	Area sq m:	8810.59	Ward	Pudsey
Easting:	419782	Area Ha:	0.881059	HMCA:	Outer West

**Site Characteristics**

Land Use

Existing Use 1: Vacant and derelict - Vacant land  
 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):	1845.78	Distance to bus stop (metres)	198.94
Nearest Railway Station	New Pudsey	Bus Stop ID	12780
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:

Grassland that adjoins residential development to south and west. No constraints on site.

**UDP Designation**

Greenbelt - N32 (%):	0.05	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?:	<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?:	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: 3121

Site Name: Land at rear of 41 Tyersal Avenue, Tyersal,  
Bradford, BD4 8HJ

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H25/460/76/	Renewal of existing outline permission to erect residential development, to vacant site, (site area 1.36ha (3.	13/07/1976	25/10/1976	A	84.43
25/88/02/OT	Outline application to erect residential development	28/03/2002	06/06/2002	R	100.00
H25/228/77/	Outline application to layout roads and erect residential development, to vacant allotments. (site area	28/04/1977	16/05/1977	W	94.35

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from 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: 3121

Site Name: Land at rear of 41 Tyersal Avenue, Tyersal, Bradford, BD4 8HJ

**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**

- |   |                          |                              |                          |            |                          |
|---|--------------------------|------------------------------|--------------------------|------------|--------------------------|
| Main Urban Area                               | <input type="checkbox"/> | Main Urban Area Extension    | <input type="checkbox"/> | Brownfield | <input type="checkbox"/> |
| Major Settlement                              | <input type="checkbox"/> | Major Settlement Extension   | <input type="checkbox"/> | Greenfield | <input type="checkbox"/> |
| Smaller Settlement                            | <input type="checkbox"/> | Smaller Settlement Extension | <input type="checkbox"/> | Mixed      | <input type="checkbox"/> |
| Villages/Rural                                | <input type="checkbox"/> | Village/Rural Extension      | <input type="checkbox"/> |            |                          |
| Development unrelated to existing development |                          | <input type="checkbox"/>     |                          |            |                          |

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	100.00	West Leeds Gateway:	0.00

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.

Site Ref: 3121

Site Name: Land at rear of 41 Tyersal Avenue, Tyersal, Bradford, BD4 8HJ

East Leeds

**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**

Poor public transport and health service connection. Good access to primary / secondary education.

Rank (1-5)

3

**Access Comments**

Access onto Tyersal Close achievable but requires footway works.

Rank (1-5)

4

**Local network comment**

Local spare capacity, cumulative congestion likely on A647.

Rank (1-5)

4

**Mitigation measure**

Footway works.

Total score

11

**Support?**

No due to poor 15 min public transport and health accessibility.

**Need to combine with other sites:**

**Suitability for partial development:**

Yes as bus stop nearby

**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:**

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from 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: 3121

Site Name: Land at rear of 41 Tyresal Avenue, Tyersal, Bradford, BD4 8HJ

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

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

**Conclusion of Assessment**

**Conclusion summary:**

The site is an area of vacant land within the settlement, not within the Green Belt.

Site Capacity (dwellings units):

27

Floorspace sq m (Non residential):

Residential Conclusion:

Green

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: 3124

Site Name: Tyersal Beck East, Bradley Lane/Gibraltar Road, Pudsey

**Site Details**

Northing:	433304	Area sq m:	35663.44	Ward	Pudsey
Easting:	420631	Area Ha:	3.566344	HMCA:	Outer West

**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:	Poorly defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	1120.16	Distance to bus stop (metres)	162.13
Nearest Railway Station	New Pudsey	Bus Stop ID	11093
SFRA Flood Zone:	1.00	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:

Steep sloping site.

**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?:	
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: 3124

Site Name: Tyersal Beck East, Bradley Lane/Gibraltar Road, Pudsey

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
25/65/02/CLU	Certificate of lawfulness for use of land for stabling of horses and retention of one residential caravan	12/03/2002	17/01/2003	A	96.70
H25/45/79/	Tipping, to raise bank of beck , to vacant site.	24/01/1979	05/11/1979	W	12.65

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from 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: 3124

Site Name: Tyersal Beck East, Bradley Lane/Gibraltar Road, Pudsey

**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:**

Site is slightly isolated from main urban area but is well contained by trees, limiting the potential for further sprawl.

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	100.00	West Leeds Gateway:	0.00

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.

Site Ref: 3124

Site Name: Tyersal Beck East, Bradley Lane/Gibraltar Road, Pudsey

East Leeds

**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**

Good access to public transport, health and primary education. Average accessibility to secondary education.

Rank (1-5)

4

**Access Comments**

Requires 1195 to come forward.

Rank (1-5)

3

**Local network comment**

Local capacity, congestion in pudsey and A647.

Rank (1-5)

3

**Mitigation measure**

Improvements to Bradley Lane and access to Waterloo Road, public transport bus stop improvements, footway improvements on Waterloo Road, local capacity improvements may be required.

Total score

10

**Support?**

Yes with mitigation

**Need to combine with other sites:**

1195

**Suitability for partial development:**

Yes

**Highways Agency**

n/a

**Network Rail :**

**Biodiversity**

**West Yorkshire Ecology and LCC Ecology Officer:**

Supported with mitigation to protect and enhance the Tyersal Beck to the south west - providing a 20 metre buffer to the beck.

**Boundary Amendment**

**Natural England:**

**Education**

**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 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: 3124

Site Name: Tyersal Beck East, Bradley Lane/Gibraltar Road, Pudsey

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

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

**Conclusion of Assessment**

**Conclusion summary:**

Green Belt site. The site is set in the middle of a number of sites. It has a road frontage but is partly separated from the settlement by site 1195. Whilst the site is slightly isolated it has the advantage of being naturally well contained by trees along the southern boundary, reducing the potential for further sprawl. If it were developed alongside site 1195 it would relate more strongly to the urban area.

Site Capacity (dwellings units):

94

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: 3377A

Site Name: South of Hough Side, Pudsey

### Site Details

Northing:	433321	Area sq m:	28388.09	Ward	Pudsey
Easting:	423633	Area Ha:	2.838809	HMCA:	Outer West

### 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: Residential - Dwellings  
 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):	1140.60	Distance to bus stop (metres)	89.55
Nearest Railway Station	Bramley	Bus Stop ID	13961
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 agricultural use. Road frontage along northern boundary.

### 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?:	<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: 3377A

Site Name: South of Hough Side, Pudsey

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H25/141/85/	Levelling and laying out of land for planting bed, forming vehicular access and car parking areas, in connection	26/04/1985	29/07/1985	R	95.36
H25/135/83/	Levelling and laying out of land for planting bed, forming vehicular access and car parking areas, in connection	28/06/1983	11/03/1985	R	95.31
H25/473/79/	Outline application to erect 4 bedroom detached bungalow and extensions, to form stores and pig sty to existing b	09/07/1979	05/11/1979	R	95.51

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from 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:**

Site has strong links to the settlement and is well contained as it is surrounded by trees on the southern boundary.

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
		Development unrelated to existing development	<input type="checkbox"/>		

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	100.00	West Leeds Gateway:	0.00

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.

Site Ref: 3377A

Site Name: South of Hough Side, Pudsey

East Leeds

**SHLAA Conclusions**

Availability:

Suitability:

Achievability:

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

No public transport or local services within walking distance.

Rank (1-5)

1

**Access Comments**

Adequate frontage/s for suitable access/es and visibility splays within site / adopted highway.

Rank (1-5)

5

**Local network comment**

Possible cumulative impact in local area.

Rank (1-5)

4

**Mitigation measure**

None

Total score

10

**Support?**

no

**Need to combine with other sites:**

no

**Suitability for partial development:**

no

**Highways Agency**

Comments Awaited

**Network Rail :**

**Biodiversity**

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

[Empty text box for West Yorkshire Ecology and LCC Ecology Officer comments]

[Empty text box for Boundary Amendment]

Natural England:

**Education**

[Empty text box for Education]

**Drainage/Water/Flooding**

Environment Agency Comments:

[Empty text box for Environment Agency Comments]

Environment Agency Constraints:

[Empty text box for Environment Agency Constraints]

Yorkshire Water Comments:

[Empty text box for Yorkshire Water Comments]

Yorkshire Water Waste Water Treatment Works Comme

[Empty text box for Yorkshire Water Waste Water Treatment Works Comments]

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: 3377A

Site Name: South of Hough Side, Pudsey

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

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

**Conclusion of Assessment**

**Conclusion summary:**

Green Belt site. The site has strong links to the settlement and is well contained as it is surrounded by trees on the southern boundary. Could be developed with SHLAA site 1060A with a combined access, poor accessibility.

Site Capacity (dwellings units): 75 Floorspace sq m (Non residential): 0

Residential Conclusion:

Green

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: 3377B

Site Name: South of Hough Side, Pudsey

**Site Details**

Northing:	433167	Area sq m:	45775.36	Ward	Pudsey
Easting:	423753	Area Ha:	4.577536	HMCA:	Outer West

**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: Forestry - Unmanaged Forest  
 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):	1265.57	Distance to bus stop (metres)	273.19
Nearest Railway Station	Bramley	Bus Stop ID	13961
SFRA Flood Zone:	1.00	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:

Heavily treed. No links to urban 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:	1.00
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: 3377B

Site Name: South of Hough Side, Pudsey

## 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:**

Heavily wooded. Relates poorly to main urban area, slightly isolated position and performs an important role in safeguarding countryside.

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	100.00	West Leeds Gateway:	0.00

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.

Site Ref: 3377B

Site Name: South of Hough Side, Pudsey

East Leeds

**SHLAA Conclusions**

Availability:

Suitability:

Achievability:

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

No public transport or local services within walking distance.

Rank (1-5)

1

**Access Comments**

Needs 3377A for access.

Rank (1-5)

3

**Local network comment**

possible cumulative impact in local area.

Rank (1-5)

4

**Mitigation measure**

none

Total score

8

**Support?**

no

**Need to combine with other sites:**

no

**Suitability for partial development:**

no

**Highways Agency**

Comments Awaited

**Network Rail :**

**Biodiversity**

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

[Empty text box for West Yorkshire Ecology and LCC Ecology Officer comments]

[Empty text box for Boundary Amendment]

Natural England:

**Education**

[Empty text box for Education]

**Drainage/Water/Flooding**

Environment Agency Comments:

[Empty text box for Environment Agency Comments]

Environment Agency Constraints:

[Empty text box for Environment Agency Constraints]

Yorkshire Water Comments:

[Empty text box for Yorkshire Water Comments]

Yorkshire Water Waste Water Treatment Works Comme

[Empty text box for Yorkshire Water Waste Water Treatment Works Comments]

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: 3377B

Site Name: South of Hough Side, Pudsey

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

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

**Conclusion of Assessment**

**Conclusion summary:**

Green Belt site. Site B is heavily wooded, has no road frontage and relates poorly to the existing settlement.

Site Capacity (dwellings units): 120 Floorspace sq m (Non residential): 0

Residential Conclusion:

Red

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: 3379

Site Name: Green Lane, Pudsey, LS28 8JN

**Site Details**

Northing:	432610	Area sq m:	5725.22	Ward	Pudsey
Easting:	421637	Area Ha:	0.572522	HMCA:	Outer West

**Site Characteristics**

Land Use

Existing Use 1: Vacant & Derelict - Vacant building  
 Existing Use 2:  
 Existing Use 3:  
 Neighbouring Use 1 Residential - Dwellings  
 Neighbouring Use 2:  
 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):	1767.61	Distance to bus stop (metres)	171.52
Nearest Railway Station	New Pudsey	Bus Stop ID	4606
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:

Brownfield site in urban area. Vacant building over half 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?:	<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: 3379

Site Name: Green Lane, Pudsey, LS28 8JN

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
25/170/96/FU	Extension to side and laying out of car park to factory	02/07/1996	03/12/1996	A	56.13
25/237/94/FU	Tipping of inert waste to disused railway cuttings and tunnel m	20/09/1994	04/07/1995	R	14.95

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from 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**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	100.00	West Leeds Gateway:	0.00

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.

Site Ref: 3379

Site Name: Green Lane, Pudsey, LS28 8JN

East Leeds

### 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

Meets Core Strategy accessibility standards, local services ok.

Rank (1-5)

5

##### Access Comments

Green Lane narrow, narrow footways, poor visibility at junctions, only support development with equivalent movement to current use.

Rank (1-5)

1

##### Local network comment

Limited development so spare capacity.

Rank (1-5)

5

##### Mitigation measure

none

Total score

11

##### Support?

no highway frontage

##### Need to combine with other sites:

yes

##### Suitability for partial development:

no

#### 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:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from 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: 3379

Site Name: Green Lane, Pudsey, LS28 8JN

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

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

**Conclusion of Assessment**

**Conclusion summary:**

Vacant site in the urban area. Previously in employment use, but residential development acceptable in principle. Green Lane is narrow with narrow footways and poor visibility at junctions. Small development equivalent in movement terms to existing use possible.

Site Capacity (dwellings units):

18

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: 3388

Site Name: Butterbowl Works, Ring Road Lower Wortley, LS12 5AJ

**Site Details**

Northing:	432537	Area sq m:	16511.65	Ward	Farnley and Wortley
Easting:	425763	Area Ha:	1.651165	HMCA:	Outer West

**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: Transport - Transport tracks & ways  
 Neighbouring Use 3: Forestry - Unmanaged Forest  
 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):	2610.56	Distance to bus stop (metres)	100.60
Nearest Railway Station	Bramley	Bus Stop ID	10333
SFRA Flood Zone:	1.00	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:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

Existing employment 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>
24/34/95/RE	Renewal of permission for the erection of detached warehouse industrial unit with offices to engineering works	25/01/1995	28/03/1995	A	78.92
H24/310/83/	Outline application to erect light industrial and warehouse unit to vacant site. (site area 0.32ha)	07/11/1983	20/02/1984	A	20.51
24/221/04/SI	4 internally illuminated signs to workshops	29/04/2004	21/05/2004	A	20.51
12/02166/FU	Retrospective application for electric fence within the perimeter fencing	16/05/2012	24/07/2012	A	99.47
24/48/00/RE	Renewal of permission for the erection of detached warehouse industrial unit with offices to engineering works	22/02/2000	18/04/2000	A	78.89
24/465/05/FU	Laying out of overflow car parking area to car body workshop	19/09/2005	16/12/2005	A	19.17
H24/58/89/	Erection of detached industrial unit with offices and boundary fence to engineering works.	16/02/1989	12/04/1989	A	71.80
24/509/03/FU	Change of use of warehouse to car body workshop and paint spraying centre	21/10/2003	20/01/2004	A	17.79
11/04188/DEM	Determination for demolition of industrial buildings	04/10/2011	31/10/2011	NR	78.89
H24/108/84/	Laying out of access and erection of detached single storey light industrial and warehouse unit with toilets and with 2	19/04/1984	22/05/1984	A	20.29
H24/364/88/	Laying out of enlarged access, to plant hire depot.	12/12/1988	17/01/1989	A	71.41
H24/58/89/1	Amendment to previous application involving the condition regarding the use for the erection of a detached i	15/01/1990	06/02/1990	A	72.92

Site Ref: 3388

Site Name: Butterbowl Works, Ring Road Lower Wortley, LS12 5AJ

**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**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

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.

Site Ref: 3388

Site Name: Butterbowl Works, Ring Road Lower Wortley, LS12 5AJ

East Leeds

**SHLAA Conclusions**

Availability: Short term (0-5yrs) Suitability: Yes Physical Achievability: Short term (0-5yrs)

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

Meets Core Strategy accessibility standards but lacking in local services

Rank (1-5)

4

**Access Comments**

Ring Road only access, mitigation required.

Rank (1-5)

4

**Local network comment**

Possible cumulative impact but brownfield site mitigation possible.

Rank (1-5)

4

**Mitigation measure**

Signal junction but may not be justified.

Total score

12

**Support?**

yes with mitigation

**Need to combine with other sites:**

no

**Suitability for partial development:**

yes with mitigation

**Highways Agency**

**Network Rail :**

**Biodiversity**

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

**Education**

**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 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: 3388

Site Name: Butterbowl Works, Ring Road Lower Wortley, LS12 5AJ

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

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

**Conclusion of Assessment**

**Conclusion summary:**

In existing employment use, adjoining main road. Site should be retained as employment.

Site Capacity (dwellings units):

59

Floorspace sq m (Non residential):

Residential Conclusion:

Red

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: 3403

Site Name: Land to the west of Bankhouse Lane, Pudsey

**Site Details**

Northing:	432403	Area sq m:	12739.98	Ward	Pudsey
Easting:	421802	Area Ha:	1.273998	HMCA:	Outer West

**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):	2015.63	Distance to bus stop (metres)	172.15
Nearest Railway Station	New Pudsey	Bus Stop ID	4606
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:

Long thin strip of land in agricultural use. Residential development to north and 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:	1.00
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: 3403

Site Name: Land to the west of Bankhouse Lane, Pudsey

## 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 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:**

Northern section well connected to residential development but southern section extends beyond settlement boundary. No defined boundary to south giving high potential for further sprawl.

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
		Development unrelated to existing development	<input type="checkbox"/>		

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	100.00	West Leeds Gateway:	0.00

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.

Site Ref: 3403

Site Name: Land to the west of Bankhouse Lane, Pudsey

East Leeds

### 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

No public transport or local services within walking distance.

Rank (1-5)

1

##### Access Comments

Stone wall adjacent to narrow carriageway, footway and extra carriageway width would be required across frontage by widening Bankhouse Lane, also visibility improvements required at junction with Fartown.

Rank (1-5)

4

##### Local network comment

Possible cumulative impact in local area.

Rank (1-5)

4

##### Mitigation measure

N/A

Total score

10

##### Support?

No

##### Need to combine with other sites:

No

##### Suitability for partial development:

Yes with suitable access

#### Highways Agency

#### Network Rail :

#### Biodiversity

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

#### Education

#### Drainage/Water/Flooding

Environment Agency Comments:

[Empty text box for Environment Agency Comments]

Environment Agency Constraints:

[Empty text box for Environment Agency Constraints]

Yorkshire Water Comments:

[Empty text box for Yorkshire Water Comments]

Yorkshire Water Waste Water Treatment Works Comme

[Empty text box for 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: 3403

Site Name: Land to the west of Bankhouse Lane, Pudsey

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

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

**Conclusion of Assessment**

**Conclusion summary:**

Green Belt site. No defensible Green Belt boundary, could set a precedent for further sprawl into the Green Belt. Bankhouse Lane requires widening into site to provide footway and visibility at access, junction with Fartown requires works to improve visibility. Poor public transport accessibility.

Site Capacity (dwellings units):

30

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: 3412

Site Name: Site at Waterloo Lane and Waterloo Way, LS13 2, Leeds

**Site Details**

Northing:	435251	Area sq m:	12454.46	Ward:	Bramley and Stanningley
Easting:	424740	Area Ha:	1.245446	HMCA:	Outer West

**Site Characteristics**

Land Use

Existing Use 1: Retail - Shops  
 Existing Use 2: Industry and business - Wholesale distribution  
 Existing Use 3:  
 Neighbouring Use 1: Retail - Shops  
 Neighbouring Use 2: Residential - Dwellings  
 Neighbouring Use 3:  
 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):	1147.42	Distance to bus stop (metres):	48.55
Nearest Railway Station:	Bramley	Bus Stop ID:	8757
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:

Brownfield site adjacent to Bramley town centre.

**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:	1.00
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: 3412

Site Name: Site at Waterloo Lane and Waterloo Way,  
LS13 2, Leeds

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H24/361/81/	Change of use of service garage to warehouse.	30/09/1981	23/11/1981	A	15.00
H24/345/80/	Outline application to erect light industrial development, to vacant site. (site area 0.18ha)	16/06/1980	14/07/1980	A	14.70
H24/48/80/	Detached single storey vehicle service garage including office, toilets, stores, canteen and paint bay, with car wash	25/01/1980	14/04/1980	A	14.95
H24/346/80/	Outline application to erect warehouse development, to vacant site. (site area 0.18ha)	16/06/1980	22/09/1980	W	14.70
H24/11/79/	Alterations, to form enlarged raised storage and work area, to warehouse.	12/01/1979	08/05/1979	A	15.16
H24/48/80/1	Detached single storey vehicle service garage including office, toilets, stores, canteen and paint bay, with car wash	21/05/1980	16/06/1980	A	14.81
H24/120/89/	Detached prefabricated office block to rear of store.	27/04/1989	24/07/1989	A	14.78

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: 3412

Site Name: Site at Waterloo Lane and Waterloo Way, LS13 2, Leeds

**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**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

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.

Site Ref: 3412

Site Name: Site at Waterloo Lane and Waterloo Way, LS13 2, Leeds

East Leeds

**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**

Meets Core Strategy accessibility standards with good footway network and walking distance to local services.

Rank (1-5)

5

**Access Comments**

Adequate frontage/s for suitable access/es and visibility splays within site / adopted highway.

Rank (1-5)

5

**Local network comment**

Possible cumulative impact in local area.

Rank (1-5)

4

**Mitigation measure**

Access improvements.

Total score

14

**Support?**

Yes

**Need to combine with other sites:**

No

**Suitability for partial development:**

Yes

**Highways Agency**

**Network Rail :**

**Biodiversity**

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

**Education**

**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 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: 3412

Site Name: Site at Waterloo Lane and Waterloo Way, LS13 2, Leeds

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

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

**Conclusion of Assessment**

**Conclusion summary:**

This is a brownfield site set on the edge of Bramley Town centre. It would be more suited for retail use and is a good extension site to the existing centre. Residential would still be an acceptable use on upper floors.

Site Capacity (dwellings units):

39

Floorspace sq m (Non residential):

Residential Conclusion:

Amber

Retail Conclusion:

Green

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: 3440

Site Name: Reservoir, North of Owlcoates Road, Pudsey LS28

**Site Details**

Northing:	433733	Area sq m:	12177.62	Ward	Calverley and Farsley
Easting:	421029	Area Ha:	1.217762	HMCA:	Outer West

**Site Characteristics**

Land Use

Existing Use 1: Utilities & Infrastructure - Water Storage and Treatment  
 Existing Use 2:  
 Existing Use 3:  
 Neighbouring Use 1: Agriculture  
 Neighbouring Use 2: Residential - Dwellings  
 Neighbouring Use 3:  
 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):	581.42	Distance to bus stop (metres)	101.54
Nearest Railway Station	New Pudsey	Bus Stop ID	1975
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:

Covered reservoir.

**UDP Designation**

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	100.00
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: 3440

Site Name: Reservoir, North of Owlcoates Road, Pudsey  
LS28

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H25/223/91/	Service reservoir with site works and landscaping to existing reservoir and vacant site.	29/07/1991	11/11/1991	A	60.12

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from 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: 3440

Site Name: Reservoir, North of Owlcoates Road, Pudsey LS28

**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**

- |  |                          |                              |                          |            |                          |
|--|--------------------------|------------------------------|--------------------------|------------|--------------------------|
| Main Urban Area  | <input type="checkbox"/> | Main Urban Area Extension    | <input type="checkbox"/> | Brownfield | <input type="checkbox"/> |
| Major Settlement   | <input type="checkbox"/> | Major Settlement Extension   | <input type="checkbox"/> | Greenfield | <input type="checkbox"/> |
| Smaller Settlement   | <input type="checkbox"/> | Smaller Settlement Extension | <input type="checkbox"/> | Mixed      | <input type="checkbox"/> |
| Villages/Rural   | <input type="checkbox"/> | Village/Rural Extension      | <input type="checkbox"/> |            |                          |
| Development unrelated to existing development <input type="checkbox"/> |                          |                              |                          |            |                          |

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	100.00	West Leeds Gateway:	0.00

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.

Site Ref: 3440

Site Name: Reservoir, North of Owlcoates Road, Pudsey LS28

East Leeds

**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**

Meets Core Strategy accessibility standards but lacking in local services.

Rank (1-5)

4

**Access Comments**

Adequate frontage/s for suitable access/es and visibility splays within site / adopted highway.

Rank (1-5)

5

**Local network comment**

Possible cumulative impact in local area.

Rank (1-5)

4

**Mitigation measure**

Access improvements

Total score

13

**Support?**

Yes

**Need to combine with other sites:**

No

**Suitability for partial development:**

Yes

**Highways Agency**

**Network Rail :**

**Biodiversity**

West Yorkshire Ecology and LCC Ecology Officer:

Supported

Boundary Amendment

Natural England:

**Education**

**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 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: 3440

Site Name: Reservoir, North of Owlcoates Road, Pudsey LS28

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

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

**Conclusion of Assessment**

**Conclusion summary:**

The site is a covered Yorkshire Water reservoir, within existing settlement. Acceptable in principle for residential development. No highway concerns.

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: 3455A

Site Name: Gamble Lane, Farnley, LS12 5LN

**Site Details**

Northing:	433102	Area sq m:	44508.90	Ward	Farnley and Wortley
Easting:	424407	Area Ha:	4.45089	HMCA:	Outer West

**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):	1391.47	Distance to bus stop (metres)	356.55
Nearest Railway Station	Bramley	Bus Stop ID	3074
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:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

Single field in agricultural use. No buildings / constraints 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:	1.00
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: 3455A

Site Name: Gamble Lane, Farnley, LS12 5LN

## 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:

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 reasonably well contained. Strong links to urban area.

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
		Development unrelated to existing development	<input type="checkbox"/>		

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	100.00	West Leeds Gateway:	0.00

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.

Site Ref: 3455A

Site Name: Gamble Lane, Farnley, LS12 5LN

East Leeds

**SHLAA Conclusions**

Availability:

Suitability:

Achievability:

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

No public Ttransport or local services within walking distance.

Rank (1-5)

1

**Access Comments**

Narrow country road no footways/lighting and trees/stone walling each side, new direct access onto Tong Road required.

Rank (1-5)

3

**Local network comment**

Congestion Ring Road Farnley

Rank (1-5)

3

**Mitigation measure**

n/a

Total score

7

**Support?**

no

**Need to combine with other sites:**

no

**Suitability for partial development:**

yes

**Highways Agency**

Comments Awaited

**Network Rail :**

**Biodiversity**

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

[Empty text box for West Yorkshire Ecology and LCC Ecology Officer comments]

[Empty text box for Boundary Amendment]

Natural England:

**Education**

[Empty text box for Education]

**Drainage/Water/Flooding**

Environment Agency Comments:

[Empty text box for Environment Agency Comments]

Environment Agency Constraints:

[Empty text box for Environment Agency Constraints]

Yorkshire Water Comments:

[Empty text box for Yorkshire Water Comments]

Yorkshire Water Waste Water Treatment Works Comme

[Empty text box for 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: 3455A

Site Name: Gamble Lane, Farnley, LS12 5LN

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

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

**Conclusion of Assessment**

**Conclusion summary:**

Green belt site. There is some potential for further sprawl to the adjoining field but beyond this the area is fairly well contained by woodland. Sloping site. Gamble Lane unsuitable for access, access through 3455B to Tong Road, poor accessibility.

Site Capacity (dwellings units): 170 Floorspace sq m (Non residential): 0

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: 3455B

Site Name: Gamble Lane, Farnley, LS12 5LN

**Site Details**

Northing:	432888	Area sq m:	76019.04	Ward	Farnley and Wortley
Easting:	424545	Area Ha:	7.601904	HMCA:	Outer West

**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):	1639.56	Distance to bus stop (metres)	393.73
Nearest Railway Station	Bramley	Bus Stop ID	3074
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:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

Fields with dwellings in the centre surrounded by two roads, residential development 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:	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?:	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: 3455B

Site Name: Gamble Lane, Farnley, LS12 5LN

## 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:

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 contained by roads eliminating potential for further sprawl. Well connected to urban area.

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
		Development unrelated to existing development	<input type="checkbox"/>		

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	99.60	West Leeds Gateway:	0.00

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.

Site Ref: 3455B

Site Name: Gamble Lane, Farnley, LS12 5LN

East Leeds

**SHLAA Conclusions**

Availability:

Suitability:

Achievability:

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

No public transport or local services within walking distance

Rank (1-5)

2

**Access Comments**

Narrow country road no footways/lighting and trees/stone walling each side , new direct access onto Tong Road required.

Rank (1-5)

3

**Local network comment**

Congestion Ring Road Farnley

Rank (1-5)

3

**Mitigation measure**

n/a

Total score

8

**Support?**

no

**Need to combine with other sites:**

no

**Suitability for partial development:**

yes

**Highways Agency**

Comments Awaited

**Network Rail :**

**Biodiversity**

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

[Empty text box for West Yorkshire Ecology and LCC Ecology Officer comments]

[Empty text box for Boundary Amendment]

Natural England:

**Education**

[Empty text box for Education]

**Drainage/Water/Flooding**

Environment Agency Comments:

[Empty text box for Environment Agency Comments]

Environment Agency Constraints:

[Empty text box for Environment Agency Constraints]

Yorkshire Water Comments:

[Empty text box for Yorkshire Water Comments]

Yorkshire Water Waste Water Treatment Works Comme

[Empty text box for 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: 3455B

Site Name: Gamble Lane, Farnley, LS12 5LN

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

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

**Conclusion of Assessment**

**Conclusion summary:**

Green Belt site. Existing main roads bordering the site form a defensible boundary and will contain development, preventing further sprawl into Green Belt. Access directly from Tong Road, poor accessibility.

Site Capacity (dwellings units): 170      Floorspace sq m (Non residential): 0

Residential Conclusion:

Green

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: 3464

Site Name: Land off Tyersal Court, Tyersal BD4 8

**Site Details**

Northing:	432461	Area sq m:	28962.92	Ward	Pudsey
Easting:	419676	Area Ha:	2.896292	HMCA:	Outer West

**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:	Limited Tree Cover	Road Frontage	<input type="checkbox"/>
Distance to Rail Station (metres):	2350.75	Distance to bus stop (metres)	277.46
Nearest Railway Station	New Pudsey	Bus Stop ID	11771
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:

Single field. Residential development to north, school to 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: 3464

Site Name: Land off Tyersal Court, Tyersal BD4 8

## 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?: 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 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:**

Links to settlement along northern boundary. High potential for further sprawl to south.

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
		Development unrelated to existing development	<input type="checkbox"/>		

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	100.00	West Leeds Gateway:	0.00

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.

Site Ref: 3464

Site Name: Land off Tyersal Court, Tyersal BD4 8

East Leeds

**SHLAA Conclusions**

Availability:

Suitability:

Achievability:

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

No public transport or local services within walking distance.

Rank (1-5)

1

**Access Comments**

No highway frontage.

Rank (1-5)

1

**Local network comment**

Thornbury gyratory congestion.

Rank (1-5)

3

**Mitigation measure**

n/a

Total score

5

**Support?**

no

**Need to combine with other sites:**

no

**Suitability for partial development:**

no

**Highways Agency**

**Network Rail :**

**Biodiversity**

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Supported

Natural England:

**Education**

**Drainage/Water/Flooding**

Environment Agency Comments:

Environment Agency Constraints:

[Empty text box for Environment Agency Comments]

[Empty text box for Environment Agency Constraints]

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

[Empty text box for Yorkshire Water Comments]

[Empty text box for 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: 3464

Site Name: Land off Tyersal Court, Tyersal BD4 8

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

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

**Conclusion of Assessment**

**Conclusion summary:**

Green Belt site, relates relatively well to the existing settlement. Development of the site would also provide an opportunity for expansion of the school if capacity was required. Highways issues re access. No highway frontage and poor accessibility.

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: 4007

Site Name: Wortley High School

**Site Details**

Northing:	432767	Area sq m:	66485.40	Ward	Farnley and Wortley
Easting:	426051	Area Ha:	6.64854	HMCA:	Outer West

**Site Characteristics**

Land Use

Existing Use 1: Recreation & Leisure - Outdoor sport facility  
 Existing Use 2: Community Services - Education  
 Existing Use 3:  
 Neighbouring Use 1 Residential - Dwellings  
 Neighbouring Use 2:  
 Neighbouring Use 3:  
 Other uses:  
 Site State: Mix

Site Detail

Topography:	Sloping	Boundaries:	Existing well defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	2669.26	Distance to bus stop (metres)	272.44
Nearest Railway Station	Bramley	Bus Stop ID	10333
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:

Former school site (now demolished). Playing pitches cover western section. Site slopes steeply.

**UDP Designation**

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	49.09
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:	4.61	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:	44.46		

**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>
24/208/03/MIN	Laying out and levelling to form sports pitch to school	25/04/2003	29/08/2003	A	72.22
H24/421/74/	Laying out of delivery access area and paved footways, and erection of prefabricated class room units, to school pre	08/10/1974	28/10/1974	A	14.85
11/04482/DEM	Demolition of former school	24/10/2011	25/11/2011	A	23.87
24/417/03/FU	Laying out of 2 multi sports pitches with floodlighting and detached changing rooms to school	29/07/2003	30/10/2003	W	99.49
H24/60/92/	Alterations and extension to form library, 2 storey extension, to form drama block with offices and 3 storey ext	10/02/1992	13/04/1992	A	93.46

**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**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	98.71	West Leeds Gateway:	95.31

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from 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: 4007

Site Name: Wortley High School

East Leeds

**SHLAA Conclusions**

Availability:

Suitability:

Achievability:

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

Meets Core Strategy accessibility standards but lacking in local services.

Rank (1-5)

4

**Access Comments**

Possible access Blue Hill Way, possible gradient issue.

Rank (1-5)

4

**Local network comment**

Local congestion issues.

Rank (1-5)

3

**Mitigation measure**

Access improvements

Total score

11

**Support?**

Yes with mitigation

**Need to combine with other sites:**

No

**Suitability for partial development:**

Yes

**Highways Agency**

**Network Rail :**

**Biodiversity**

**West Yorkshire Ecology and LCC Ecology Officer:**

Not supported (RED). 0.34ha of the south western corner of this proposed allocation lies over Farnley Reservoir and Silver Royd Hill LNA. The area is a mixture of acid grassland and scrub and contributes toward the overall wildlife corridor.

**Boundary Amendment**

**Natural England:**

**Education**

**Drainage/Water/Flooding**

**Environment Agency Comments:**

[Empty text box for Environment Agency Comments]

**Environment Agency Constraints:**

[Empty text box for Environment Agency Constraints]

**Yorkshire Water Comments:**

[Empty text box for Yorkshire Water Comments]

**Yorkshire Water Waste Water Treatment Works Comme**

[Empty text 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: 4007

Site Name: Wortley High School

Gas:

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

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

**Conclusion of Assessment**

**Conclusion summary:**

Former school site. Lower playing pitch and part of tennis courts are designated as N6 (protected playing pitches) on the existing UDP. Residential use acceptable on former school section. Capacity reduced by 50% to reflect developable area. Planning brief being prepared. See also greenspace section page 32, question G12.

Site Capacity (dwellings units): 100 Floorspace sq m (Non residential): 0

Residential Conclusion:

Green

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: 4036

Site Name: Thornhill Road, Upper Wortley, LS12 4LG

**Site Details**

Northing:	432872	Area sq m:	5044.48	Ward	Farnley and Wortley
Easting:	426998	Area Ha:	0.504448	HMCA:	Outer West

**Site Characteristics**

Land Use

Existing Use 1: Residential - Residential institution  
 Existing Use 2:  
 Existing Use 3:  
 Neighbouring Use 1 Residential - Dwellings  
 Neighbouring Use 2:  
 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):	2475.32	Distance to bus stop (metres)	47.98
Nearest Railway Station	Burley Park	Bus Stop ID	8092
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:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

Brownfield site surrounded by residential development.

**UDP Designation**

Greenbelt - N32 (%):	0.00	Urban Green Corridor - N8 (%):	0.01
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: 4036

Site Name: Thornhill Road, Upper Wortley, LS12 4LG

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
12/00544/DEM	Determination for demolition of former care home	03/02/2012	28/03/2012	A	99.86
24/290/95/FU	Two single storey extensions and 2.1 metre high boundary fence to residential home	06/09/1995	17/10/1995	A	99.86

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from 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**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	100.00	West Leeds Gateway:	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.

Site Ref: 4036

Site Name: Thornhill Road, Upper Wortley, LS12 4LG

East Leeds

**SHLAA Conclusions**

Availability:

Suitability:

Achievability:

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

Distance to public transport, employment, health and education all good.

Rank (1-5)

5

**Access Comments**

Access possible from Thornhill Road only

Rank (1-5)

5

**Local network comment**

Kk for level of development

Rank (1-5)

5

**Mitigation measure**

Total score

15

**Support?**

Yes

**Need to combine with other sites:**

No

**Suitability for partial development:**

**Highways Agency**

**Network Rail :**

**Biodiversity**

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Supported

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: 4036

Site Name: Thornhill Road, Upper Wortley, LS12 4LG

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

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

**Conclusion of Assessment**

**Conclusion summary:**

Brownfield site situated in residential area with frontage on to the highway. Current building (residential institution) on site. The site is acceptable for residential redevelopment in principle. No Highways concerns.

Site Capacity (dwellings units): 18 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: 4038

Site Name: Land to rear of Heights Drive, Armley

**Site Details**

Northing:	433570	Area sq m:	5181.56	Ward	Farnley and Wortley
Easting:	425362	Area Ha:	0.518156	HMCA:	Outer West

**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: Transport - Transport tracks & ways  
 Neighbouring Use 3:  
 Other uses:  
 Site State: Greenfield

Site Detail

Topography:	Undulating	Boundaries:	Existing well defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input type="checkbox"/>
Distance to Rail Station (metres):	1645.00	Distance to bus stop (metres)	108.69
Nearest Railway Station	Bramley	Bus Stop ID	4496
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:

Currently used as amenity space.

**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:	59.75	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: 4038

Site Name: Land to rear of Heights Drive, Armley

## 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: 4038

Site Name: Land to rear of Heights Drive, Armley

**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**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	100.00	West Leeds Gateway:	60.86

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from 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: 4038

Site Name: Land to rear of Heights Drive, Armley

East Leeds

**SHLAA Conclusions**

Availability:

Suitability:

Achievability:

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

Distance to public transport. employment, health and education good.

Rank (1-5)

5

**Access Comments**

Only viable access from Heights Drive probably level issues require retaining structures.

Rank (1-5)

3

**Local network comment**

Ok for level of development.

Rank (1-5)

5

**Mitigation measure**

Total score

13

**Support?**

Yes with mitigation

**Need to combine with other sites:**

No

**Suitability for partial development:**

**Highways Agency**

**Network Rail :**

**Biodiversity**

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Supported

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: 4038

Site Name: Land to rear of Heights Drive, Armley

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

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

**Conclusion of Assessment**

**Conclusion summary:**

The site is designated as N1 protected green space on the existing UDP. Loss of greenspace would need to be considered through the greenspace review - see Greenspace section, page 32, question G13. Highways concerns re access (no road frontage). Direct access from Heights Drive over grassed area only option.

Site Capacity (dwellings units): 18 Floorspace sq m (Non residential): 0

Residential Conclusion:

Red

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: 4039

Site Name: Regina House, Ring Road, Bramley

**Site Details**

Northing:	433829	Area sq m:	17898.18	Ward	Farnley and Wortley
Easting:	424570	Area Ha:	1.789818	HMCA:	Outer West

**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: Transport - Transport tracks & ways  
 Neighbouring Use 3:  
 Other uses:  
 Site State: Brownfield

Site Detail

Topography:		Boundaries:	Existing well defined
Natural Landscape:	Limited Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	853.46	Distance to bus stop (metres)	121.33
Nearest Railway Station	Bramley	Bus Stop ID	1277
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:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

Existing employment use.

**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:	0.03	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>
H24/53/88/	Alterations and extension, to form entrance lobby to offices.	02/03/1988	25/04/1988	A	89.64
H24/229/86/	Laying out of access road and erection of retail diy store with offices, canteen and toilets and with 184 car parking	17/09/1986	18/11/1986	W	87.93
H24/103/87/	Laying out of access road and alterations, including new staircase, and to form 5 light industrial units, 2 each with	14/04/1987	15/06/1987	A	88.15
24/171/94/FU	2.4m high boundary fence to works	17/06/1994	02/09/1994	A	92.81
H24/226/87/	Two internally illuminated wall signs, size of each 2.43m x 0.61m, height of each above ground 5.48m (underside)	02/10/1987	23/10/1987	A	88.00
24/75/00/FU	Alterations and new windows to factory	28/03/2000	16/05/2000	A	25.25
H24/194/85/	Change of use of factory and warehouse to retail unit.	17/07/1985	17/12/1986	W	88.04
H24/86/86/	Change of use of factory unit to retail unit.	15/04/1986	14/11/1986	W	87.92
24/157/01/FU	Addition of 40 car parking spaces to existing car park	24/04/2001	17/07/2001	R	94.48
24/388/01/FU	Addition of 19 car parking spaces to existing car park	19/10/2001	05/03/2002	A	90.22
H24/239/88/	Outline application to lay out access road and erect 10 semi-detached houses, each with detached garage, to vacant site	10/08/1988	03/01/1989	R	25.53
H24/444/91/	Alterations and first floor extension to form offices and toilets to works.	15/11/1991	19/12/1991	A	13.36
H24/217/75/	One externally illuminated individual letter wall sign, size 12.8m (42ft) x 0.91m (3ft) height above ground 3.35 (11ft)	18/03/1975	21/04/1975	A	93.53

**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**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	100.00	West Leeds Gateway:	0.00

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.

Site Ref: 4039

Site Name: Regina House, Ring Road, Bramley

East Leeds

**SHLAA Conclusions**

Availability:

Suitability:

Achievability:

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

Distance to public transport. employment, health and education good.

Rank (1-5)

5

**Access Comments**

Existing access position would be suitable.

Rank (1-5)

5

**Local network comment**

Local congestion issues.

Rank (1-5)

4

**Mitigation measure**

None

Total score

14

**Support?**

Yes

**Need to combine with other sites:**

No

**Suitability for partial development:**

**Highways Agency**

**Network Rail :**

**Biodiversity**

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Supported

Natural England:

**Education**

**Drainage/Water/Flooding**

Environment Agency Comments:

Environment Agency Constraints:

[Empty text box for Environment Agency Comments]

[Empty text box for Environment Agency Constraints]

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

[Empty text box for Yorkshire Water Comments]

[Empty text box for 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: 4039

Site Name: Regina House, Ring Road, Bramley

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

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

**Conclusion of Assessment**

**Conclusion summary:**

Site in current employment use. Site is suitable for housing or continued employment use. In residential area. Existing access position would be suitable. Acceptable in highway terms.

Site Capacity (dwellings units): 64 Floorspace sq m (Non residential): 0

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: 4041

Site Name: Wyther Park Hill, Bramley

### Site Details

Northing:	434676	Area sq m:	10718.34	Ward:	Armley
Easting:	425780	Area Ha:	1.071834	HMCA:	Outer West

### 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:  
 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):	1540.07	Distance to bus stop (metres)	188.91
Nearest Railway Station	Headingley	Bus Stop ID	12125
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:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

Currently amenity space set between houses providing links across the residential estate.

### 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: 4041

Site Name: Wyther Park Hill, Bramley

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
24/347/93/FU	187 dwelling houses and 38 flats	28/10/1993	24/05/1994	A	100.00
24/78/93/FU	136 dwellings	19/03/1993	14/10/1993	A	98.50
24/63/93/OT	Outline application to erect 360 dwellings with public open space	05/03/1993	11/04/2002	W	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?:
- 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**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

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.

Site Ref: 4041

Site Name: Wyther Park Hill, Bramley

East Leeds

**SHLAA Conclusions**

Availability:

Suitability:

Achievability:

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

Poor access to public transport, employment, health and secondary education. Good access to primary education.

Rank (1-5)

2

**Access Comments**

Access potential from a number of existing routes.

Rank (1-5)

5

**Local network comment**

Ok for level of development

Rank (1-5)

5

**Mitigation measure**

Local Traffic Management measures may be necessary

Total score

12

**Support?**

Yes with mitigation

**Need to combine with other sites:**

No

**Suitability for partial development:**

**Highways Agency**

**Network Rail :**

**Biodiversity**

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Supported

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: 4041

Site Name: Wyther Park Hill, Bramley

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

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

**Conclusion of Assessment**

**Conclusion summary:**

Site in existing urban area, acceptable in principle for residential use. Currently open space, but not designated as greenspace on existing UDP. Access potential from a number of existing routes, poor accessibility.

Site Capacity (dwellings units): 34 Floorspace sq m (Non residential): 0

Residential Conclusion:

Green

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: 4042

Site Name: Raynville Road, Raynville Crescent, Bramley

**Site Details**

Northing:	434971	Area sq m:	34864.31	Ward:	Armley
Easting:	425537	Area Ha:	3.486431	HMCA:	Outer West

**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:  
 Neighbouring Use 3:  
 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):	1528.36	Distance to bus stop (metres)	86.48
Nearest Railway Station	Headingley	Bus Stop ID	5829
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:

Amenity space surrounded by residential development.

**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:	99.42	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: 4042

Site Name: Raynville Road, Raynville Crescent, Bramley

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H24/746/79/	Outline application to erect community centre to school playing fields. (site area 0.42ha) (this item is also notice)	25/10/1979	25/02/1980	A	11.73
H24/468/80/	Laying out of access and erection of community centre, with hall, lounge, toilets, kitchen, office, interview room and s	29/08/1980	13/10/1980	A	14.49

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from 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**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

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.

Site Ref: 4042

Site Name: Raynville Road, Raynville Crescent, Bramley

East Leeds

**SHLAA Conclusions**

Availability:

Suitability:

Achievability:

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

Poor access to public transport, employment and secondary education. Good access to primary education and health.

Rank (1-5)

2

**Access Comments**

Potential access from Raynville Road and Raynville Crescent.

Rank (1-5)

5

**Local network comment**

Ok for level of development.

Rank (1-5)

5

**Mitigation measure**

Local Traffic Management measures may be necessary.

Total score

12

**Support?**

Yes with mitigation.

**Need to combine with other sites:**

No.

**Suitability for partial development:**

**Highways Agency**

**Network Rail :**

**Biodiversity**

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Supported

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: 4042

Site Name: Raynville Road, Raynville Crescent, Bramley

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

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

**Conclusion of Assessment**

**Conclusion summary:**

Site is designated as greenspace (N1) on the existing UDP. There is a planning brief on previously developed section of site but this is a small area compared with the whole site. Potential access from Raynville Road and Raynville Crescent, poor accessibility.

Site Capacity (dwellings units): 92 Floorspace sq m (Non residential): 0

Residential Conclusion:

Red

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: 4044

Site Name: Dick Lane, Pudsey

### Site Details

Northing:	433375	Area sq m:	56932.56	Ward	Calverley and Farsley
Easting:	419498	Area Ha:	5.693256	HMCA:	Outer West

### Site Characteristics

#### Land Use

Existing Use 1: Recreation & Leisure - Outdoor sport facility  
 Existing Use 2: Recreation & Leisure - Outdoor amenity & open space  
 Existing Use 3:  
 Neighbouring Use 1: Office  
 Neighbouring Use 2: Community Services - Education  
 Neighbouring Use 3: Residential - Dwellings  
 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):	1881.90	Distance to bus stop (metres)	177.13
Nearest Railway Station	New Pudsey	Bus Stop ID	9298
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:

### UDP Designation

Greenbelt - N32 (%):	98.38	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:	98.15		

### 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: 4044

Site Name: Dick Lane, Pudsey

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
25/198/02/FU	3 storey office block and extension of site boundary to office park	10/07/2002	10/12/2002	A	15.95
25/3/03/FU	2m high boundary fence and five 8m high cctv camera columns	23/12/2002	13/02/2003	A	15.95
H25/421/89/	Change of use, involving laying out of drainage of vacant site to school playing fields, with 50 car parking spaces	27/11/1989	30/09/1991	A	78.76

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from 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 urban area. Well contained by railway line eliminating potential for further sprawl.

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
		Development unrelated to existing development	<input type="checkbox"/>		

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	100.00	West Leeds Gateway:	0.00

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.

Site Ref: 4044

Site Name: Dick Lane, Pudsey

East Leeds

**SHLAA Conclusions**

Availability:

Suitability:

Achievability:

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

Good access to public transport, employment, health and education.

Rank (1-5)

4

**Access Comments**

Access ok onto Dick Lane. Could be combined with adjacent sites.

Rank (1-5)

5

**Local network comment**

Local congestion issues.

Rank (1-5)

3

**Mitigation measure**

Total score

12

**Support?**

Yes with mitigation

**Need to combine with other sites:**

No

**Suitability for partial development:**

**Highways Agency**

**Network Rail :**

**Biodiversity**

**West Yorkshire Ecology and LCC Ecology Officer:**

Not supported (RED). This land lies at a pinch point in the wildlife habitat network between Leeds and Bradford. The site includes a section of the Tyersal Beck as well as semi-improved grassland and scrub. Curlew (2008) UK BAP species, feeding.

**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: 4044

Site Name: Dick Lane, Pudsey

Gas:

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

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

**Conclusion of Assessment**

**Conclusion summary:**

Green Belt site and greenspace allocation, N6 protected pitch on the existing UDP. Loss of playing pitch would need to be considered through the greenspace review. See greenspace section, page 32, question G11. Access onto Dick Lane suitable.

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: 4045

Site Name: Daleside Road, Pudsey

**Site Details**

Northing:	433387	Area sq m:	119353.84	Ward	Calverley and Farsley
Easting:	419801	Area Ha:	11.935384	HMCA:	Outer West

**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:  
 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):	1618.94	Distance to bus stop (metres)	378.70
Nearest Railway Station	New Pudsey	Bus Stop ID	9298
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:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

**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?:	<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:	10.60		

**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.

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H25/193/89/	Outline application to lay out access and egress roads and erect recreational complex consisting of alteration	22/05/1989	12/12/1990	A	94.88
H25/340/88/	Outline application to lay out access and egress roads and erect recreation complex comprising main building with indoor	01/09/1988	05/04/1989	R	94.82
25/253/92/FU	Amendment to planning permission ref 91/25/00156 relating to final contour levels to landfill site	17/09/1992	22/12/1992	A	19.63
H25/156/91/	Tipping of inert material to former railway. (site area 4.12ha)	03/07/1991	11/11/1991	A	19.32
25/137/96/MIN	Landscaping mounds using imported waste material to golf course	31/05/1996	11/07/1996	W	10.22
H25/117/84/	Tipping operations and regrading of contours to form green and landscaping, to golf course.	19/06/1984	03/06/1986	A	94.22
H25/117/84/1	Renewal of permission for tipping operations and regrading of contours to form green and landscaping to golf course	29/06/1989	13/06/1990	A	22.01
H25/89/92/	Laying out of access and erection of sports and leisure complex with hotel and restaurants	06/04/1992	08/02/1992	R	94.88
H25/491/88/	Application for established use certificate for the use of premises by sports club members and the public as sports,	05/12/1988	01/02/1989	R	87.09

Site Ref: 4045

Site Name: Daleside Road, Pudsey

**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:**

Relates well to settlement. Well contained by railway line to south reducing potential for further sprawl. Would reduce gap between Leeds and Bradford.

**Conformity with Core Strategy**

- |  |                          |                              |                          |            |                          |
|--|--------------------------|------------------------------|--------------------------|------------|--------------------------|
| Main Urban Area  | <input type="checkbox"/> | Main Urban Area Extension    | <input type="checkbox"/> | Brownfield | <input type="checkbox"/> |
| Major Settlement   | <input type="checkbox"/> | Major Settlement Extension   | <input type="checkbox"/> | Greenfield | <input type="checkbox"/> |
| Smaller Settlement   | <input type="checkbox"/> | Smaller Settlement Extension | <input type="checkbox"/> | Mixed      | <input type="checkbox"/> |
| Villages/Rural   | <input type="checkbox"/> | Village/Rural Extension      | <input type="checkbox"/> |            |                          |
| Development unrelated to existing development <input type="checkbox"/> |                          |                              |                          |            |                          |

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	100.00	West Leeds Gateway:	0.00

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.

Site Ref: 4045

Site Name: Daleside Road, Pudsey

East Leeds

**SHLAA Conclusions**

Availability:

Suitability:

Achievability:

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

Poor access to public transport, employment and secondary education. Good access to primary education and health.

Rank (1-5)

2

**Access Comments**

No obvious means of access without being combined with adjacent site.

Rank (1-5)

1

**Local network comment**

Local congestion issues.

Rank (1-5)

3

**Mitigation measure**

Total score

6

**Support?**

No

**Need to combine with other sites:**

Yes

**Suitability for partial development:**

**Highways Agency**

**Network Rail :**

**Biodiversity**

**West Yorkshire Ecology and LCC Ecology Officer:**

Not supported (RED). This land lies at a pinch point in the wildlife habitat network between Leeds and Bradford. The site includes a section of the Tyersal Beck as well as semi-improved grassland and scrub. Curlew (2008) UK BAP species, feeding.

**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: 4045

Site Name: Daleside Road, Pudsey

Gas:

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

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

**Conclusion of Assessment**

**Conclusion summary:**

Green Belt site. Slopes steeply towards railway. Development would represent a significant incursion into Green Belt. No obvious means of access without being combined with adjacent site.

Site Capacity (dwellings units):

313

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: 4046

Site Name: Daleside Road, Pudsey

**Site Details**

Northing:	433676	Area sq m:	33742.83	Ward	Calverley and Farsley
Easting:	419901	Area Ha:	3.374283	HMCA:	Outer West

**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: Residential - Dwellings  
 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):	1384.66	Distance to bus stop (metres)	347.60
Nearest Railway Station	New Pudsey	Bus Stop ID	3248
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:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

**UDP Designation**

Greenbelt - N32 (%):	99.87	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.

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H25/193/89/	Outline application to lay out access and egress roads and erect recreational complex consisting of alteration	22/05/1989	12/12/1990	A	99.89
H25/340/88/	Outline application to lay out access and egress roads and erect recreation complex comprising main building with indoor	01/09/1988	05/04/1989	R	99.58
H25/491/88/	Application for established use certificate for the use of premises by sports club members and the public as sports,	05/12/1988	01/02/1989	R	99.74
H25/117/84/	Tipping operations and regrading of contours to form green and landscaping, to golf course.	19/06/1984	03/06/1986	A	99.76
H25/89/92/	Laying out of access and erection of sports and leisure complex with hotel and restaurants	06/04/1992	08/02/1992	R	99.89

**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 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:**

Site has strong links to urban area and is well contained. Would reduce the separation between Leeds / Bradford, although there are already existing links directly to the north.

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	100.00	West Leeds Gateway:	0.00

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.

Site Ref: 4046

Site Name: Daleside Road, Pudsey

East Leeds

**SHLAA Conclusions**

Availability:

Suitability:

Achievability:

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

Good access to health and primary education only, part of site has good access to secondary education and public transport.

Rank (1-5)

3

**Access Comments**

Access possible from Daleside Road but would require extension of existing footway and removal of a number of trees.

Rank (1-5)

4

**Local network comment**

Local congestion issues.

Rank (1-5)

3

**Mitigation measure**

Local traffic management measures may be necessary.

Total score

10

**Support?**

Yes with mitigation.

**Need to combine with other sites:**

No.

**Suitability for partial development:**

**Highways Agency**

**Network Rail :**

**Biodiversity**

**West Yorkshire Ecology and LCC Ecology Officer:**

Not supported (RED). This land lies at a pinch point in the wildlife habitat network between Leeds and Bradford. The site includes a section of the Tyersal Beck as well as semi-improved grassland and scrub.

**Boundary Amendment**

**Natural England:**

**Education**

**Drainage/Water/Flooding**

**Environment Agency Comments:**

[Empty text box for Environment Agency Comments]

**Environment Agency Constraints:**

[Empty text box for Environment Agency Constraints]

**Yorkshire Water Comments:**

[Empty text box for Yorkshire Water Comments]

**Yorkshire Water Waste Water Treatment Works Comme**

[Empty text 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: 4046

Site Name: Daleside Road, Pudsey

Gas:

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

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

**Conclusion of Assessment**

**Conclusion summary:**

Green Belt site. Development of the site would relate well to the existing settlement and consolidate development being surrounded on three sides by existing residential development. Access possible from Daleside Road but would require extension of existing footway and removal of a number of trees. Potential education interest in site.

Site Capacity (dwellings units): 89 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: 4047

Site Name: Sunnybank Lane, Pudsey

**Site Details**

Northing:	434127	Area sq m:	5970.93	Ward	Calverley and Farsley
Easting:	419804	Area Ha:	0.597093	HMCA:	Outer West

**Site Characteristics**

Land Use

Existing Use 1: Vacant & Derelict - Vacant building  
 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: 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):	1342.38	Distance to bus stop (metres)	47.78
Nearest Railway Station	New Pudsey	Bus Stop ID	3404
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:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

**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:	1.00
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: 4047

Site Name: Sunnybank Lane, Pudsey

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
25/9/01/FU	Reroofing and part recladding and 2.4m high boundary fence to factory	05/01/2001	30/07/2001	A	99.82

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from 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**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	100.00	West Leeds Gateway:	0.00

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.

Site Ref: 4047

Site Name: Sunnybank Lane, Pudsey

East Leeds

**SHLAA Conclusions**

Availability:

Suitability:

Achievability:

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

Good access to public transport, employment, health and education.

Rank (1-5)

5

**Access Comments**

Access is achievable from Sunnybank Lane only.

Rank (1-5)

5

**Local network comment**

Local congestion issues.

Rank (1-5)

3

**Mitigation measure**

Local Traffic Management measures may be necessary.

Total score

13

**Support?**

Yes with mitigation.

**Need to combine with other sites:**

No

**Suitability for partial development:**

**Highways Agency**

**Network Rail :**

**Biodiversity**

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Supported

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: 4047

Site Name: Sunnybank Lane, Pudsey

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

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

**Conclusion of Assessment**

**Conclusion summary:**

Currently unoccupied brownfield employment site in a residential area. Suitable in principle for residential development. Access is achievable from Sunnybank Lane only.

Site Capacity (dwellings units): 22 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: 4048

Site Name: Bryan Street, Farsley

**Site Details**

Northing:	435512	Area sq m:	6461.51	Ward	Calverley and Farsley
Easting:	421608	Area Ha:	0.646151	HMCA:	Outer West

**Site Characteristics**

Land Use

Existing Use 1: Vacant and derelict - Vacant land  
 Existing Use 2:  
 Existing Use 3:  
 Neighbouring Use 1: Office  
 Neighbouring Use 2: Residential - Dwellings  
 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):	1296.46	Distance to bus stop (metres)	204.30
Nearest Railway Station	New Pudsey	Bus Stop ID	13311
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	Yes
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

**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: 260px; height: 40px;"></div>
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	1.00		
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: 4048

Site Name: Bryan Street, Farsley

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
12/02644/FU	Extended parking area	14/06/2012	14/08/2012	W	12.81

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from 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**

- |                    |                          |   |                          |            |                          |
|--------------------|--------------------------|---|--------------------------|------------|--------------------------|
| Main Urban Area    | <input type="checkbox"/> | Main Urban Area Extension                     | <input type="checkbox"/> | Brownfield | <input type="checkbox"/> |
| Major Settlement   | <input type="checkbox"/> | Major Settlement Extension                    | <input type="checkbox"/> | Greenfield | <input type="checkbox"/> |
| Smaller Settlement | <input type="checkbox"/> | Smaller Settlement Extension                  | <input type="checkbox"/> | Mixed      | <input type="checkbox"/> |
| Villages/Rural     | <input type="checkbox"/> | Village/Rural Extension                       | <input type="checkbox"/> |            |                          |
|                    |                          | Development unrelated to existing development | <input type="checkbox"/> |            |                          |

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	100.00	West Leeds Gateway:	0.00

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.

Site Ref: 4048

Site Name: Bryan Street, Farsley

East Leeds

**SHLAA Conclusions**

Availability:

Suitability:

Achievability:

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

Good access to public transport, employment, health and education.

Rank (1-5)

5

**Access Comments**

No access to highway.

Rank (1-5)

1

**Local network comment**

Ok for level of development.

Rank (1-5)

5

**Mitigation measure**

None with level of development.

Total score

11

**Support?**

No.

**Need to combine with other sites:**

Yes.

**Suitability for partial development:**

**Highways Agency**

**Network Rail :**

**Biodiversity**

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Supported

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: 4048

Site Name: Bryan Street, Farsley

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

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

**Conclusion of Assessment**

**Conclusion summary:**

South Eastern portion of site taken up with parking area for adjacent office conversion. Access to the heavily wooded remainder of the site is extremely limited. No access to highway.

Site Capacity (dwellings units): 23 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: 4049

Site Name: Calverley Lane, Calverley

**Site Details**

Northing:	436614	Area sq m:	5869.36	Ward	Calverley and Farsley
Easting:	421196	Area Ha:	0.586936	HMCA:	Outer West

**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):	2310.01	Distance to bus stop (metres)	147.60
Nearest Railway Station	New Pudsey	Bus Stop ID	5157
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	Yes
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

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:	1.00
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:	1.00		
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>
H25/38/77/	Detached pre-cast concrete double garage, to side of office premises.	25/01/1977	14/02/1977	A	98.86
H25/259/81/	Detached stable block, to vacant site.	08/07/1981	21/09/1981	R	97.86
H25/250/81/	Outline application to erect detached stable block to vacant site. (site area 0.56ha).	24/06/1981	09/07/1981	W	98.97
H25/156/79/	Outline application to erect 5 bedroom, detached house to vacant site. (site area 0.6ha).	15/03/1979	25/06/1979	R	98.67
H25/246/82/	Detached block of 4 stables with tack room and barn to vacant site.	29/10/1982	13/12/1982	A	98.17
H25/453/78/	Outline application to erect detached house, to form nursery garden, to vacant site. (site area 0.57ha).	12/07/1978	25/09/1978	R	97.38
H25/380/76/	Outline application to erect single-storey agricultural dwelling, to vacant site. (site area 0.57ha (1.41 acre)	14/06/1976	26/07/1976	R	92.39
H25/390/74/	Outline application to layout service road and erect 8 detached dwelling houses with garages, to vacant site, (site area	08/10/1974	18/11/1974	R	99.37
H25/442/80/	Laying out of access road to vacant site.	20/08/1980	13/07/1981	W	98.77

**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:**

Well contained site with strong links to settlement. Tree lined boundary to east prevents further sprawl.

**Conformity with Core Strategy**

- |                    |                          |   |                          |            |                          |
|--------------------|--------------------------|---|--------------------------|------------|--------------------------|
| Main Urban Area    | <input type="checkbox"/> | Main Urban Area Extension                     | <input type="checkbox"/> | Brownfield | <input type="checkbox"/> |
| Major Settlement   | <input type="checkbox"/> | Major Settlement Extension                    | <input type="checkbox"/> | Greenfield | <input type="checkbox"/> |
| Smaller Settlement | <input type="checkbox"/> | Smaller Settlement Extension                  | <input type="checkbox"/> | Mixed      | <input type="checkbox"/> |
| Villages/Rural     | <input type="checkbox"/> | Village/Rural Extension                       | <input type="checkbox"/> |            |                          |
|                    |                          | Development unrelated to existing development | <input type="checkbox"/> |            |                          |

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

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.

Site Ref: 4049

Site Name: Calverley Lane, Calverley

East Leeds

**SHLAA Conclusions**

Availability:

Suitability:

Achievability:

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

Good access to bus public transport. No rail. Good access to local services and primary school. Access to secondary schools beyond acceptable limits.

Rank (1-5)

2

**Access Comments**

Site located on 60 mph highway. Visibility splays not achievable - poor horizontal and vertical alignment.

Rank (1-5)

1

**Local network comment**

Local congestion issues.

Rank (1-5)

3

**Mitigation measure**

None

Total score

6

**Support?**

No

**Need to combine with other sites:**

No

**Suitability for partial development:**

No

**Highways Agency**

**Network Rail :**

**Biodiversity**

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Supported

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: 4049

Site Name: Calverley Lane, Calverley

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

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

**Conclusion of Assessment**

**Conclusion summary:**

Green Belt site. Provides the private access to current property to North East of the site. Development of the site would effectively 'round off' the existing settlement pattern and be well contained by existing development to the north west and north east and by the main road to the west. Site located on 60 mph highway. Visibility splays not achievable - poor horizontal and vertical alignment.

Site Capacity (dwellings units): 18 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: 4050

Site Name: Upper Carr Lane,

**Site Details**

Northing:	436530	Area sq m:	2538.61	Ward	Calverley and Farsley
Easting:	420291	Area Ha:	0.253861	HMCA:	Outer West

**Site Characteristics**

Land Use

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

Site Detail

Topography:	Flat	Boundaries:	Partially well-defined
Natural Landscape:	No Tree Cover	Road Frontage	<input checked="" type="checkbox"/>
Distance to Rail Station (metres):	2379.52	Distance to bus stop (metres)	192.39
Nearest Railway Station	New Pudsey	Bus Stop ID	3108
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:

**UDP Designation**

Greenbelt - N32 (%):	0.01	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: 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: 4050

Site Name: Upper Carr Lane,

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H25/135/74/	Single storey extension to workshop, alterations to existing toilets and 6 additional parking spaces to works.	10/06/1974	19/08/1974	A	95.54
H25/50/90/	Outline application to erect light industrial warehouse units, to vacant site. (site area 0.22ha)	15/02/1990	15/02/1990	O	99.33
25/306/95/FU	Block of 2 light industrial units with car parking	31/10/1995	23/04/1996	A	98.72
H25/711/75/	Alterations, and single storey extension to form assembly workshop, with 6 additional car parking spaces to	06/11/1975	09/02/1976	A	98.55
25/251/00/RE	Extension of permission for block of 2 light industrial units with car parking	27/09/2000	06/03/2001	A	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**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

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.

Site Ref: 4050

Site Name: Upper Carr Lane,

East Leeds

**SHLAA Conclusions**

Availability:

Suitability:

Achievability:

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

The site is outside bus/rail requirements and local centre distant but health/education reasonable.

Rank (1-5)

2

**Access Comments**

The site is a car park for a mill building with an existing industrial use, access is via a narrow shared surface street which becomes a narrow private access at the end of the turning head.

Rank (1-5)

1

**Local network comment**

Ok for level of development.

Rank (1-5)

5

**Mitigation measure**

None

Total score

8

**Support?**

No

**Need to combine with other sites:**

No

**Suitability for partial development:**

No

**Highways Agency**

**Network Rail :**

**Biodiversity**

West Yorkshire Ecology and LCC Ecology Officer:

Boundary Amendment

Supported

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: 4050

Site Name: Upper Carr Lane,

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

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

**Conclusion of Assessment**

**Conclusion summary:**

Too small to allocate on its own. Car park serving existing industry so not considered suitable for development. Could only be allocated if linked with adjacent site 1124. Access is via a narrow shared surface street which becomes a narrow private access at the end of the turning head, poor accessibility.

Site Capacity (dwellings units): 8 Floorspace sq m (Non residential): 0

Residential Conclusion:

Red

Retail Conclusion:

Red

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: 4051

Site Name: Hill Top Road, Armley

**Site Details**

Northing:	433766	Area sq m:	7865.52	Ward	Armley
Easting:	425916	Area Ha:	0.786552	HMCA:	Outer West

**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:  
 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):	2069.36	Distance to bus stop (metres)	60.30
Nearest Railway Station	Bramley	Bus Stop ID	8500
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:

**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:	99.98	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: 4051

Site Name: Hill Top Road, Armley

## 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**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	100.00	West Leeds Gateway:	0.00

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.

Site Ref: 4051

Site Name: Hill Top Road, Armley

East Leeds

**SHLAA Conclusions**

Availability:

Suitability:

Achievability:

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

Good access to public transport, employment, health and education.

Rank (1-5)

5

**Access Comments**

Mature trees on frontage, crest of a hill, bus shelter relocation and junction spacing difficult but possible access on to Hill Top Road

Rank (1-5)

4

**Local network comment**

Ok for level of development.

Rank (1-5)

5

**Mitigation measure**

None

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

Supported

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: 4051

Site Name: Hill Top Road, Armley

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

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

**Conclusion of Assessment**

**Conclusion summary:**

Designated as N1 greenspace in the existing UDP. Loss of greenspace would need to be considered through the greenspace review. See greenspace section, page 32, question G14. Mature trees on frontage, crest of a hill, bus shelter relocation and junction spacing difficult but possible access on to Hill Top Road.

Site Capacity (dwellings units): 28 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: 4097

Site Name: Calverley Cutting / Leeds Liverpool Canal, Apperley Bridge

**Site Details**

Northing:	437621	Area sq m:	11114.34	Ward	Calverley and Farsley
Easting:	419648	Area Ha:	1.111434	HMCA:	Outer West

**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: Transport - Waterways  
 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):	3634.04	Distance to bus stop (metres)	263.66
Nearest Railway Station	New Pudsey	Bus Stop ID	13747
SFRA Flood Zone:	1.00	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	Yes
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	Yes
Public Rights of Way:	Yes		

Other comments/observations on site characteristics:

**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:	1.00
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:	1.00		
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: 4097

Site Name: Calverley Cutting / Leeds Liverpool Canal,  
Apperley Bridge

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
08/06896/FU	Ramped slipway and associated working area adjacent to the Leeds and Liverpool Canal including 2.4m high boundary fencing and gates	22/12/2008	30/03/2009	R	14.04

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from 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: 4097

Site Name: Calverley Cutting / Leeds Liverpool Canal, Apperley Bridge

**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 marginal effect on the setting & special character of historic features, which c

**Greenbelt Assessment Conclusion:**

Isolated site that relates poorly to urban area. Well contained by trees and canal eliminates potential for further sprawl.

**Conformity with Core Strategy**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
		Development unrelated to existing development	<input type="checkbox"/>		

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

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.

Site Ref: 4097

Site Name: Calverley Cutting / Leeds Liverpool Canal, Apperley Bridge

East Leeds

**SHLAA Conclusions**

Availability:

Suitability:

Achievability:

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

Poor public transport access. Average accessibility to secondary education. Poor access to primary education and health.

Rank (1-5)

3

**Access Comments**

Existing accesses to the site which would need slight changes.

Rank (1-5)

4

**Local network comment**

Congestion in Bradford, cumulative impact into Leeds.

Rank (1-5)

4

**Mitigation measure**

Access works

Total score

11

**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:

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from 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: 4097

Site Name: Calverley Cutting / Leeds Liverpool Canal,  
Apperley Bridge

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

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

**Conclusion of Assessment**

**Conclusion summary:**

Green Belt site. Site adjoins Site 1337 Stylo House, Harrogate Road, Apperley Bridge which is the subject of a current non determined application for residential development. This site offers the opportunity to expand site 1337 further, providing suitable access is provided through this adjacent site. The site is adjacent the canal to the north and woods to the east which would effectively prevent further future sprawl into Green Belt and contain the site.

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

Residential Conclusion:

Amber

Retail Conclusion:

Not assessed

Employment Conclusion:

Not assessed

**Site Ref: CFSM008      Site Name: Butterbowl Works, Ring Road, Lower Wortley, Leeds, LS12 5AJ**

**Site Details**

Northing: 432537      Area sq m: 16307.77      Ward: Farnley and Wortley  
 Easting: 425762      Area Ha: 1.630777      HMCA: Outer West

**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: Transport - Transport tracks & ways  
 Neighbouring Use 3: Forestry - Unmanaged Forest  
 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):	2610.00	Distance to bus stop (metres)	101.15
Nearest Railway Station	Bramley	Bus Stop ID	10333
SFRA Flood Zone:	1.00	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:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

Existing employment site set adjacent to the ring road. Residential dwellings to south and 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

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from 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>
24/34/95/RE	Renewal of permission for the erection of detached warehouse industrial unit with offices to engineering works	25/01/1995	28/03/1995	A	79.90
H24/310/83/	Outline application to erect light industrial and warehouse unit to vacant site. (site area 0.32ha)	07/11/1983	20/02/1984	A	20.47
24/221/04/SI	4 internally illuminated signs to workshops	29/04/2004	21/05/2004	A	20.47
12/02166/FU	Retrospective application for electric fence within the perimeter fencing	16/05/2012	24/07/2012	A	99.49
24/48/00/RE	Renewal of permission for the erection of detached warehouse industrial unit with offices to engineering works	22/02/2000	18/04/2000	A	79.86
24/465/05/FU	Laying out of overflow car parking area to car body workshop	19/09/2005	16/12/2005	A	18.90
H24/58/89/	Erection of detached industrial unit with offices and boundary fence to engineering works.	16/02/1989	12/04/1989	A	72.67
24/509/03/FU	Change of use of warehouse to car body workshop and paint spraying centre	21/10/2003	20/01/2004	A	17.88
11/04188/DEM	Determination for demolition of industrial buildings	04/10/2011	31/10/2011	NR	79.86
H24/108/84/	Laying out of access and erection of detached single storey light industrial and warehouse unit with toilets and with 2	19/04/1984	22/05/1984	A	20.23
H24/364/88/	Laying out of enlarged access, to plant hire depot.	12/12/1988	17/01/1989	A	72.29
H24/58/89/1	Amendment to previous application involving the condition regarding the use for the erection of a detached i	15/01/1990	06/02/1990	A	73.03

**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**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

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.

Site Ref: CFSM008 Site Name: Butterbowl Works, Ring Road, Lower Wortley, Leeds, LS12 5AJ

East Leeds

**SHLAA Conclusions**

Availability: Suitability: Achievability:

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

**Accessibility comment**

Meets Core Strategy accessibility standards but lacking in local services.

Rank (1-5)

5

**Access Comments**

Ring Road only access mitigation required.

Rank (1-5)

4

**Local network comment**

Possible cumulative impact but brownfield site mitigation possible.

Rank (1-5)

4

**Mitigation measure**

Signal junction but may not be justified.

Total score

13

**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:

Boundary Amendment

Supported

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: CFSM008

Site Name: Butterbowl Works, Ring Road, Lower Wortley, Leeds, LS12 5AJ

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

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

**Conclusion of Assessment**

**Conclusion summary:**

Assessed as SHLAA 3388 - No specific uses given. This submission is larger than the SHLAA site boundary.

Site Capacity (dwellings units):

Floorspace sq m (Non residential):

0

Residential Conclusion:

Red

Retail Conclusion:

Not assessed

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: CFSM051      Site Name: Town Street, Farsley, Pudsey, Leeds, LS28 5UJ**

**Site Details**

Northing: 435386      Area sq m: 33471.94      Ward: Calverley and Farsley  
 Easting: 421677      Area Ha: 3.347194      HMCA: Outer West

**Site Characteristics**

Land Use

Existing Use 1: Office  
 Existing Use 2: Industry and business - Manufacturing & Wholesale  
 Existing Use 3:  
 Neighbouring Use 1: Retail - Shops  
 Neighbouring Use 2: Residential - Dwellings  
 Neighbouring Use 3: Forestry - Unmanaged Forest  
 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):	1209.77	Distance to bus stop (metres)	128.18
Nearest Railway Station	New Pudsey	Bus Stop ID	13311
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	Yes
Ancient Monument/Battlefield(%):	0.00	Listed Buildings:	No
Public Rights of Way:	No		

Other comments/observations on site characteristics:

Site of an old mill, several buildings still remain with a mix of uses. Brownfield site, large man made pond in north west section. Well defined trees along western boundary shield residential dwellings to west but site adjoins houses along northern boundary. To the south and east is Farsley town centre.

**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:	1.00
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:	1.00		
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

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from 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: CFSM051

Site Name: Town Street, Farsley, Pudsey, Leeds, LS28  
5UJ

## Planning History

<i>Planning App No.</i>	<i>Proposal</i>	<i>Received</i>	<i>Decision</i>	<i>Status</i>	<i>Site %</i>
H25/114/74/	Outline application to erect residential development	24/05/1974	16/09/1974	R	12.08

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?:
- 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**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	100.00	West Leeds Gateway:	0.00

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.



**Site Ref:** CFSM051      **Site Name:** Town Street, Farsley, Pudsey, Leeds, LS28 5UJ

**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**

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

**Conclusion of Assessment**

**Conclusion summary:**

Sunnybank Mills - Suitable for mixed use development - Specific uses proposed residential, employment & office. Capacity is an estimate based on half SHLAA housing capacity to allow for mixed use scheme as no figure supplied by submitter.

**Site Capacity (dwellings units):**

**Floorspace sq m (Non residential):**

0

**Residential Conclusion:**

Green

**Retail Conclusion:**

Green

**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 Details**

Northing: 435252      Area sq m: 11275.73      Ward: Bramley and Stanningley  
 Easting: 424741      Area Ha: 1.127573      HMCA: Outer West

**Site Characteristics**

Land Use

Existing Use 1: Industry and business - Manufacturing & Wholesale  
 Existing Use 2: Office  
 Existing Use 3:  
 Neighbouring Use 1: Retail - Shops  
 Neighbouring Use 2: Residential - Dwellings  
 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):	1148.94	Distance to bus stop (metres):	48.22
Nearest Railway Station:	Bramley	Bus Stop ID:	8757
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:

Current employment use though some of the units vacant. Brownfield site that adjoins Bramley town centre. Residential dwellings to west and north.

**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:	1.00
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

NB. Site assessments will be added to over time and some sections may be incomplete at present. Where we have not yet received comments from 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>
H24/361/81/	Change of use of service garage to warehouse.	30/09/1981	23/11/1981	A	16.56
H24/345/80/	Outline application to erect light industrial development, to vacant site. (site area 0.18ha)	16/06/1980	14/07/1980	A	16.23
11/03861/FU	Disabled access ramp to sorting office	13/09/2011	07/11/2011	A	10.30
H24/48/80/	Detached single storey vehicle service garage including office, toilets, stores, canteen and paint bay, with car wash	25/01/1980	14/04/1980	A	16.51
H24/346/80/	Outline application to erect warehouse development, to vacant site. (site area 0.18ha)	16/06/1980	22/09/1980	W	16.23
H24/294/90/	Alterations to postal sorting office.	22/08/1990	16/10/1990	A	10.13
H24/11/79/	Alterations, to form enlarged raised storage and work area, to warehouse.	12/01/1979	08/05/1979	A	16.61
H24/48/80/1	Detached single storey vehicle service garage including office, toilets, stores, canteen and paint bay, with car wash	21/05/1980	16/06/1980	A	16.36
H24/120/89/	Detached prefabricated office block to rear of store.	27/04/1989	24/07/1989	A	16.31
24/398/04/FU	Disabled access ramp to front of sorting office	02/08/2004	23/01/2007	A	10.26

**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**

Main Urban Area	<input type="checkbox"/>	Main Urban Area Extension	<input type="checkbox"/>	Brownfield	<input type="checkbox"/>
Major Settlement	<input type="checkbox"/>	Major Settlement Extension	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
Smaller Settlement	<input type="checkbox"/>	Smaller Settlement Extension	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
Villages/Rural	<input type="checkbox"/>	Village/Rural Extension	<input type="checkbox"/>		
Development unrelated to existing development		<input type="checkbox"/>			

Regeneration Priority Area:

Inner South Leeds:	0.00	Aire Valley:	0.00
Leeds Bradford Corridor:	0.00	West Leeds Gateway:	0.00

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.

East Leeds

**SHLAA Conclusions**

Availability: Suitability: Achievability:

**Summary of Infrastructure provider comments and other planning requirements**

**Leeds City Council Highways inc Metro**

<b>Accessibility comment</b>	Meets Core Strategy accessibility standards with good footway network and walking distance of local services.	Rank (1-5) <b>5</b>
<b>Access Comments</b>	Adequate frontage/s for suitable access/es and visibility splays within site / adopted highway.	Rank (1-5) <b>5</b>
<b>Local network comment</b>	Possible cumulative impact in local area	Rank (1-5) <b>4</b>
<b>Mitigation measure</b>	Access improvements	Total score <b>14</b>

<b>Support?</b>	<b>Need to combine with other sites:</b>	<b>Suitability for partial development:</b>
Yes		

**Highways Agency**

**Network Rail :**

**Biodiversity**

<b>West Yorkshire Ecology and LCC Ecology Officer:</b>	<b>Boundary Amendment</b>
Supported	

**Natural England:**

**Education**

**Drainage/Water/Flooding**

<b>Environment Agency Comments:</b>	<b>Environment Agency Constraints:</b>
<b>Yorkshire Water Comments:</b>	<b>Yorkshire Water Waste Water Treatment Works Comme</b>

**LCC Flood Risk Management:**

**Utilities**

**Gas:**

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Site Ref: CFSM044 Site Name: Waterloo Lane and Waterloo Way, Leeds

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

**Gypsy Traveller Site Assessment**

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

**Conclusion of Assessment**

**Conclusion summary:**

Assessed under SHLAA 3412 - Specific uses residential and office.

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

**Residential Conclusion:**

Amber

**Retail Conclusion:**

Green

**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.