## Site Ref: 7

# Site Name: Former All Saints Middle School, Bridge Street, Otley LS21 1BQ

Site Details						
Northing: 44582	3	Area sq m:		4726.48	Ward	Otley and Yeador
Easting: 42020	2	Area Ha:		0.472648	HMCA:	Outer North Wes
Site Characteris	tics					
Land Use						
Existing Use 1:	Vacant	& Derelict - Vac	ant building	J		
Existing Use 2:	Vacant	and derelict - V	acant land			
Existing Use 3:						
Neighbouring Use 1 Residential - Dwellings						
Neighbouring Use 2:						
Neighbouring Use 3:						
Other uses:						
Site State:	Brownfi	eld				
<u>Site Detail</u>						
Topography:		Flat		Bound	daries:	Partially well-defined
Natural Landscape:		Limited Tree	Cover	Road	Frontage	$\checkmark$
Distance to Rail Station (r	metres):	3851.35		Distar	ance to bus stop (metres) 64.49	
Nearest Railway Station		Guiseley		Bus S	top ID	9144
SFRA Flood Zone:			1.00	Within	300m of retail centre bo	oundary:
Environment Agency Floc	od Zone:		1.00	Agricu	Itural Land Class:	
Health and Safety Execut	ive Hazar	rd:	No	Strate	rategic Employment Buffer:	
Health and Safety Executive Gas Pipeline: No		Conse	ervation Areas	Yes		
Ancient Monument/Battle	field(%):		0.00	Listed	Buildings:	No
Public Rights of Way:			No			
Other comments/observa	tions on s	ite characteristi	cs:			
Flat site with limited tree	cover. Ha	as road frontage				

# **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:	1.00		
Protected Playing Pitch - N6:	0.00		

## Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:

Site?: No

Within 100m of Minerals Safeguarding Site?:

No

### Site Ref: 7

# Site Name: Former All Saints Middle School, Bridge Street, Otley LS21 1BQ

# **Planning History**

Planning App No.	Proposal	Received	Decision	Status	Site %
H29/149/74/	Pre-fabricated classroom unit, comprising classroom, store and cloakroom, to school prem ises.	26/07/1974	18/11/1974	W	96.10
10/01202/FU	4 storey block of 14 flats, with car parking	16/03/2010		APPRET	98.08
09/02421/CA	Conservation Area Application to demolish building	03/06/2009	29/07/2009	R	97.64
11/04634/CA	Conservation Area Application to demolish vacant school building	03/11/2011	04/01/2012	A	98.01
11/04635/FU	Demolish vacant school building and erect 60 bed care home, with car parking and landscaping	03/11/2011	06/03/2012	R	98.01
08/02719/FU	4 storey block of 14 flats, with 21 car parking spaces	06/05/2008	13/08/2008	W	65.79
10/01251/CA	Conservation area application to demolish 2 storey school building	17/03/2010		APPRET	98.08
08/02999/CA	Conservation area application to demolish 2 storey school building	15/05/2008	15/08/2008	W	65.79
PREAPP/08/00334		30/06/2008	14/08/2009	PRECAP	65.79
09/02422/FU	4 storey block of 12 two bedroom flats and 2 three bedroom flats	03/06/2009		APPRET	98.12
PREAPP/07/00262		31/12/2007		PRECAG	100.00

# Site Name: Former All Saints Middle School, Bridge Street, Otley LS21 1BQ

Green Belt assessment	- only completed where site is v	within Green Belt	
Would development of the site effective	ribbon development?		
Prevent neighbouring towns from r Would development of the site lead to Do natural/physical features provide a development? Overall Coalescence Conclusion:			
Does the site provide access to the co Does the site include local or national	between the site and the existing urban area? ountryside? I conservation designated areas? ands, trees, hedgerows that are protected, or ver? a agricultural land? Are these in agricultural use?		
Preserve the setting and special ch Is the site within or adjacent to a cons feature? If yes, could development preserve th Overall Character Preservation Concl	servation area, listed building or other historical		
Greenbelt Assessment Conclusion			
Main Urban Area       Major Settlement       Smaller Settlement       Villages/Rural	Main Urban Area Extension         Major Settlement Extension         Smaller Settlement Extension         Village/Rural Extension         ent unrelated to existing development	Brownfield Greenfield Mixed	] ] ]
<u>Regeneration Priority Area:</u> Inner South Leeds: Leeds Bradford Corridor:	0.00 Aire Valley: 0.00 West Leeds Gatew	av.	0.00 0.00

# Site Name: Former All Saints Middle School, Bridge Street, Otley LS21 1BQ

East Leeds

Availability: Short term (0-5yrs) Suitability: LDF	to determine Achievability: Short term	n (0-5yrs)
ummary of Infrastructure provider co	mments and other planning requ	irements
Leeds City Council Highways inc Metro		
Accessibility comment		Rank (1-5
Edge of town, small infill development of brownfield site		3
Access Comments		Rank (1-5
Adequate frontage		5
Local network comment		Rank (1-5
Local congestion issues but small development and bro	wnfield	4
		4
Mitigation measure		Total sco
None		12
Support? Need to combine wit	th other sites: Suitability for partial	development:
yes no	yes	
Highways Agency		
n/a		
Network Rail :		
Biodiversity		
West Yorkshire Ecology and LCC Ecology Officer:	Boundary Amendment	
Supported - but important bat roost record next to the sit	e.	
Natural England:		
Education		
A new school would be needed in Otley should all the pr from part of a development for this.	oposed sites be developed for housing. We ma	y request land
Drainage/Water/Flooding	<b>.</b>	
Environment Agency Comments:	Environment Agency Constraints:	
This site lies in flood zones 3 and 2 on the EA Flood Map. Development should be avoided in this area.	FZ 2 & 3	
Yorkshire Water Comments:	Yorkshire Water Waste Water Treatment	Works Comme
Combined and surface water sewer along western boundary	Otley	

Electric:

Telecom:

Fire and Rescue Services:

#### Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

# Gypsy \_Traveller Site Assessment

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

# **Conclusion of Assessment**

#### Conclusion summary:

Site potentially	suitable for	office and /	or residential use.	Developable area	constrained by flood	zone 2 (medium risk) &
3a (i)(high risk	). The North	eastern par	t of site would have	e to be left in open	use as greenspace /	landscaping.

Site Capacity (dwellings units):

Floorspace sq m (Non residential):

#### **Residential Conclusion:**

Green

Retail Conclusion: Green

14

**Employment Conclusion:** 

Green

Site Details							
Northing:	445433	Area sq m:		7371.64	Ward	Otley and	Yeado
Easting:	420084	Area Ha:	0	.737164	HMCA:	Outer Nor	th Wes
Site Charac	teristics	3					
Land Use							
Existing Use 1:	Ind	ustry and business -	Manufacturir	ng & Whol	esale		
Existing Use 2:	Tra	nsport - Car Parks					
Existing Use 3:	Res	esidential - Dwellings					
Neighbouring Use	1 Res	sidential - Dwellings					
Neighbouring Use	2: Ret	ail - Shops					
Neighbouring Use	3: Ret	ail - Financial and p	rofessional se	ervices			
Other uses:							
Site State:	Bro	wnfield					
Site Detail							
Topography:		Flat		Bound	laries:	Poorly defined	
Natural Landscap	e:	Limited Tree	Cover	Road	Frontage	$\checkmark$	
Distance to Rail S	tation (metre	s): 3444.71		Distar	ice to bus stop (metres)	140.13	
Nearest Railway S	Station	Guiseley		Bus S	top ID	6622	
SFRA Flood Zone	:		0.00	Within	300m of retail centre bo	oundary:	Otle
Environment Ager	ncy Flood Zo	ne:	0.00	Agricu	Itural Land Class:		
Health and Safety	Executive H	azard:	No	Strate	gic Employment Buffer:		0.0
Health and Safety	Executive G	as Pipeline:	No	Conse	ervation Areas		Ye
Ancient Monumer	t/Battlefield(	%):	0.00	Listed	Buildings:		Ν
Public Rights of W	/ay:		No				
<b>O</b> ( <b>b</b> ) = 0.000 <b>(</b> 0		and alter all and a start of					

Other comments/observations on site characteristics:

Flat site comprising a mix of uses, with poorly defined 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:	1.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	
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?:

Site?: No

Within 100m of Minerals Safeguarding Site?:

No

### Site Ref: 313

Site Name: Westgate, Otley

Planning History							
Planning App No.	Proposal	Received	Decision	Status	Site %		
H29/412/75/	Alterations, including cement rendering of existing walls , and formation of additional office, to bakehouse	19/11/1975	19/01/1976	A	11.93		
PREAPP/08/00264		02/01/2008		PRECAG	100.00		

Green Belt assessment	- only co	npleted where	site is within	Green Belt

Check the unrestricted spraw	vl of large built up areas				
Would development lead to/cor	nstitute ribbon developme	nt?			
Would development result in is	olated development?				
Is the site well connected to bu	ilt up area (2+ boundaries	with existing built up	area)?		
Would development of the site	effectively "round off" the	settlement pattern?:			
Do natural/physical features pro area and undeveloped land?	ovide a good existing barr	ier between existing u	urban		
Overall sprawl conclusion:					
Prevent neighbouring towns	from merging				
Would development of the site	lead to physical connection	on of settlements?			
Do natural/physical features pr development?	ovide a good existing bar	rier/boundary to conta	in 🗌		
Overall Coalescence Conclusion	on:				
Assist in safeguarding count	ryside from encroachm	ent			
Is there a strong defensible bo	undary between the site a	nd the existing urban	area?		
Does the site provide access to	o the countryside?				
Does the site include local or n	ational conservation desig	gnated areas?			
Does the site include areas of significant unprotected tree/her		ows that are protected	d, or		
Does the site include grade 1, 2	2, or 3a agricultural land?				
Does the site contain buildings	?	Are these in agricult	ural use?		
Overall countryside Encroachm	nent Conclusion				
Preserve the setting and spe	cial character of historio	c towns			
Is the site within or adjacent to feature?			storical		
If yes, could development pres	erve this character?:				
Overall Character Preservation	Conclusion:				
Greenbelt Assessment Conc	lusion.				
Conformity with Co	ore Strategy				
Main Urban Area	Main Urb	an Area Extension		Brownfield	
Major Settlement	Major Se	ttlement Extension		Greenfield	
Smaller Settlement	Smaller S	Settlement Extension		Mixed	
Villages/Rural	Village/R	ural Extension			
Dev	velopment unrelated to exi	isting development			
Regeneration Priority Area:					
Inner South Leeds:	(	0.00 Aire Valle	ey:		0.00
Leeds Bradford Corridor:	(	0.00 West Lee	eds Gateway:		0.00

East Leeds

Availability: Medium term (6-1	0 y Suitability:	Yes	Achievability: Mec	lium term (6-10 years)
· · ·			-	
Summary of Infrastruc	cture provider	r comments and o	other planning	requirements
Leeds City Council Highw	ays inc Metro			
Accessibility comment Bus services half hourly to Lee	ds and Bradford to	wa centre location but no	rail	Rank (1-5
			Tail	5
Access Comments				Rank (1-5
Adequate access				5
Local network comment				Rank (1-5)
Small development. Max 26 d	wellings, brownfield	site		5
Mitigation measure				Total sco
Footpath required				15
Support? ves	Need to combin	ne with other sites:	Suitability for p	partial development:
,			,	
<b>Highways Agency</b> n/a				
Network Rail :				
<u>Biodiversity</u>				
West Yorkshire Ecology and Supported	LCC Ecology Offic	er: Bounda	ry Amendment	
Capponou				
Natural England:				
Education				
Drainage/Water/Flooding				
Environment Agency Comme	nts:	Environment A	Agency Constraints:	
Yorkshire Water Comments:		Yorkshire Wat	or Waste Water Tree	tment Works Comme
TORSING WALE COMMENTS:		Otley	er waste water ried	unent works connine
LCC Flood Risk Management		I L		

<u>Utilities</u>

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

# Gypsy \_Traveller Site Assessment

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

# **Conclusion of Assessment**

#### Conclusion summary:

<b>T</b>	○	- 11 -	a surfit a la La	f	- 6	 free a la sull'an est	residential.	Deterrited	and the second	

Site Capacity (dwellings units):

Floorspace sq m (Non residential):

**Residential Conclusion:** 

Green

Retail Conclusion: Green

26

Employment Conclusion: Green Site Ref: 317

## Site Name: Wharfedale General Hospital, Newall Carr Road, Otley

Site Detai	s					
Northing:	446568	Area sq m:	1	8473.72	Ward	Otley and Yeadon
Easting:	419888	Area Ha:	1	.847372	HMCA:	Outer North West
Site Chara	acteristics					
Land Use						
Existing Use 1:	Vacan	t and derelict - V	acant land			
Existing Use 2:	Vacan	t & Derelict - Va	cant building			
Existing Use 3:						
Neighbouring U	lse 1 Reside	ential - Dwellings				
Neighbouring U	lse 2: Comm	unity Services -	Medical & He	alth care s	services	
Neighbouring U	se 3:					
Other uses:						
Site State:	Brown	field				
<u>Site Detail</u>						
Topography:		Flat		Bound	laries:	Existing well defined
Natural Landsc	ape:	Limited Tree	Cover	Road	Frontage	$\checkmark$
Distance to Rai	I Station (metres):	4474.84		Distar	ice to bus stop (metres)	56.37
Nearest Railwa	y Station	Guiseley		Bus S	top ID	3950
SFRA Flood Zo	ne:		0.00	Within	300m of retail centre bo	undary:
Environment Ag	gency Flood Zone:		0.00	Agricu	Iltural Land Class:	
Health and Safe	ety Executive Haza	ard:	No	Strate	gic Employment Buffer:	0.00
Health and Safe	ety Executive Gas	Pipeline:	No	Conse	ervation Areas	No
Ancient Monum	ent/Battlefield(%):		0.00	Listed	Buildings:	No
Public Rights of		No				
Other comment	s/observations on	site characterist	ics:			

# **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?:

Site?: No

Within 100m of Minerals Safeguarding Site?:

No

# **Planning History**

Planning App No.	Proposal	Received	Decision	Status	Site %
08/04133/LI	Listed Building Application for the redevelopment of Wharfedale Hospital including part demolition and conversion of buildings to form 36 flats, with associated car parking and landscaping	09/07/2008		APPRET	99.81
29/170/93/FU	Detached single storey chapel	23/08/1993	01/09/1993	ND	99.91
H29/187/89/	Two storey geriatric unit, inc luding day hospital and 3wards , with single storey calorifie r room, switch room and 2 link	10/07/1989	11/09/1989	A	100.00
H29/280/89/	Two storey geriatric unit, inc luding day hospital and 3 war ds with single storey calorifi er room, switch room and 2	10/10/1989	13/11/1989	A	100.00
09/02784/LI	Listed Building Application for part demolition and conversion of buildings to form 40 dwellings (flats and houses) and erect 39 new dwellings (houses and flats), with associated car parking and landscaping	25/06/2009	19/01/2010	W	99.80
0-29/24/02/MOD	Part 3 storey and part 4 storey hospital	21/08/2002	10/09/2002	M01	12.12
10/02739/FU	Redevelopment of former Wharfedale Hospital, including part demolition and conversion of buildings to form 22 flats and 14 houses and erect 35 new houses, with associated car parking and landscaping	15/06/2010		PCO	99.92
29/241/94/FU	External exit ramps to hospital	19/12/1994	10/02/1995	А	96.69
H29/12/76/	Alterations and extension, to existing ward, to form clini cal teaching room, to hospital.	13/01/1976	22/03/1976	A	100.00
09/02785/FU	Redevelopment of former Wharfedale Hospital, including part demolition and conversion of buildings to form 40 dwellings (flats and houses) and erect 39 new dwellings (flats and houses), with associated car parking and landscaping	25/06/2009	20/10/2009	W	99.80
H29/15/90/	Detached prefabricated generat or unit with oil tank, to ho spital. (this item	24/01/1990	04/03/1991	A	100.00
H29/365/76/	Alterations and extension, to form new plant room, to ho spital premises.	23/09/1976	25/10/1976	А	99.96
PREAPP/08/00278		01/03/2008	29/06/2009	PRECAP	100.00
H29/17/86/	Alterations and extension to f orm corridor link, waiti ng area, toilets, treatment ro oms, examination rooms, con	27/01/1986	17/02/1986	A	100.00
H29/393/79/	Alterations and extension, to form machine room and 2 store y lift, to hospital. (this ite m appears for informatio	26/09/1979	15/10/1979	A	99.96

Site Ref: 317

## Site Name: Wharfedale General Hospital, Newall Carr Road, Otley

10/02738/LI	Listed Building Application for part demolition and conversion of buildings to form 22 flats and 14 houses and erect 35 new houses, with associated car parking and landscaping	15/06/2010		PCO	99.92
H29/27/91/	Alterations to form switch roo m in existing generator room. detached standby generator un it and bulk fuel compound,	12/02/1991	01/11/1991	W	100.00
29/3/02/RM	Part 3 storey and part 4 storey hospital	07/01/2002	29/05/2002	А	12.12
08/04126/FU	Redevelopment of Wharfedale Hospital including part demolition and conversion of buildings to form 36 flats and erection of 18 flats and 22 houses with associated car parking and landscaping	09/07/2008		APPRET	99.81

Green Belt assessmen	t - only completed where site is v	within Green Be	elt
Check the unrestricted sprawl of	large built up areas		
Would development lead to/constitu	·		
Would development result in isolate	d development?		
	area (2+ boundaries with existing built up area)?		
	tively "round off" the settlement pattern?:		
Do natural/physical features provide area and undeveloped land?	e a good existing barrier between existing urban		
Overall sprawl conclusion:			
Prevent neighbouring towns from	n merging		
Would development of the site lead	to physical connection of settlements?		
Do natural/physical features provide development?	e a good existing barrier/boundary to contain		
Overall Coalescence Conclusion:			
Assist in safeguarding countrysic	de from encroachment		
Is there a strong defensible bounda	ry between the site and the existing urban area?		
Does the site provide access to the			
Does the site include local or nation			
	llands, trees, hedgerows that are protected, or		
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		
ovorali odani yoldo Enorodoninioni v			
Preserve the setting and special of	character of historic towns		
Is the site within or adjacent to a confeature?	nservation area, listed building or other historical		
If yes, could development preserve	this character?:		
Overall Character Preservation Con	clusion:		
Greenbelt Assessment Conclusio	on:		
Conformity with Core	Strategy		
Main Urban Area	Main Urban Area Extension	Brownfield	
Major Settlement	Major Settlement Extension	Greenfield	
Smaller Settlement	Smaller Settlement Extension	Mixed	
Villages/Rural	Village/Rural Extension		
Develop	ment unrelated to existing development		
Regeneration Priority Area:			
Inner South Leeds:	0.00 Aire Valley:		0.00
Leeds Bradford Corridor:	0.00 West Leeds Gatew	/ay:	0.00

East Leeds

	n (0-5yrs) Suitability: Yes	Achievability:	Short term (0-5yrs)
ummary of Infra	astructure provider co	mments and other plann	ing requirements
	Highways inc Metro		
Accessibility commen			Rank (1-5
Site ok for health and e not met	ducation, some local services bu	It Public Transport Core Strategy sta	ndards 2
Access Comments			Rank (1-5
Access achievable but	through hospital site		5
Local network comm	ent		Rank (1-5
	s but brownfield site, mitigation	possible	
	-		4
Mitigation measure			Total sco
Unknown at this stage			
0			11
Support?	Need to combine w	th other sites Suitability	/ for partial development:
ves	no	yes	ior partial development.
,			
Highways Agency			
n/a			
n/a			
n/a <u>Network Rail :</u> Biodiversity	gy and LCC Ecology Officer:	Boundary Amendment	
n/a <u>Network Rail :</u> Biodiversity		Boundary Amendment	
n/a <u>Network Rail :</u> <u>Biodiversity</u> Nest Yorkshire Ecolog		Boundary Amendment	
n/a <u>Network Rail :</u> <u>Biodiversity</u> Nest Yorkshire Ecolog		Boundary Amendment	
n/a <u>Network Rail :</u> <u>Biodiversity</u> Nest Yorkshire Ecolog Supported - but bat roos Natural England:		Boundary Amendment	
n/a <u>Network Rail :</u> <u>Biodiversity</u> Nest Yorkshire Ecolog Supported - but bat roos		Boundary Amendment	
n/a <u>Network Rail :</u> <u>Biodiversity</u> Nest Yorkshire Ecolog Supported - but bat roos Natural England:		Boundary Amendment	
n/a <u>Network Rail :</u> <u>Biodiversity</u> Nest Yorkshire Ecolog Supported - but bat roos Natural England:	st record on the site.	Boundary Amendment	
n/a <u>Network Rail :</u> <u>Biodiversity</u> Nest Yorkshire Ecolog Supported - but bat roos Natural England: <u>Education</u>	st record on the site.	Boundary Amendment	ints:
n/a <u>Network Rail :</u> <u>Biodiversity</u> <u>Nest Yorkshire Ecolog</u> Supported - but bat roos <u>Natural England</u> : <u>Education</u> <u>Drainage/Water/Floc</u>	st record on the site.		ints:
n/a <u>Network Rail :</u> <u>Biodiversity</u> Nest Yorkshire Ecolog Supported - but bat roos Natural England: <u>Education</u> <u>Drainage/Water/Floo</u> Environment Agency (	st record on the site.	Environment Agency Constra	
Na Network Rail : Biodiversity Nest Yorkshire Ecolog Supported - but bat roos Natural England: Education Drainage/Water/Flog Environment Agency ( Yorkshire Water Comr	st record on the site.		

Gas:

Electric:

Telecom:

Fire and Rescue Services:

#### Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

# Gypsy \_Traveller Site Assessment

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

# **Conclusion of Assessment**

#### **Conclusion summary:**

Brownfield site within the major settlement.	Pending planning application for 71 r	esidential units (10/02739/FU)

Site Capacity (dwellings units):

Floorspace sq m (Non residential):

**Residential Conclusion:** 

Green

Retail Conclusion: Green

76

Employment Conclusion: Green

Site Detai	ls							
Northing:	445534	Area s	q m:	1864	40.10	Ward	Otley a	and Yeadon
Easting:	420001	Area H	la:	1.8	6401	HMCA:	Outer	North West
Site Chara	acteristic	S						
Land Use								
Existing Use 1:	In	dustry and b	usiness - Mar	nufacturing	& Whole	esale		
Existing Use 2:	Tr	ansport - Ca	r Parks	-				
Existing Use 3:								
Neighbouring Use 1 Residential - Dwellings								
Neighbouring Use 2: Recreation & Leisure - Outdoor amenity & open space								
Neighbouring L	Jse 3: Tr	ansport - Wa	aterways					
Other uses:								
Site State:	Br	ownfield						
Site Detail								
Topography:		Flat			Bound	aries:	Existing wel	l defined
Natural Landsc	ape:	Limit	ed Tree Cove	er	Road F	Frontage	$\checkmark$	
Distance to Rai	il Station (metr	es): 3511	.34		Distan	ce to bus stop (metres)	144.05	
Nearest Railwa	y Station	Guis	eley		Bus St	op ID	6622	
SFRA Flood Zo	one:			1.00	Within	300m of retail centre bo	oundary:	Otley
Environment A	gency Flood Z	one:		1.00	Agricultural Land Class:			
Health and Saf	ety Executive	Hazard:		No	Strateg	Strategic Employment Buffer:		0.00
Health and Saf	ety Executive	Gas Pipeline	:	No	Conse	rvation Areas		Yes
Ancient Monum	nent/Battlefield	(%):		0.02	Listed	Buildings:		No
Public Rights o	of Way:			No				
Other commen	ts/observation	s on site cha	racteristics:					

# **UDP** Designation

Greenbelt - N32 (%):	0.01	Urban Green Corridor - N8 (%):	
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:	0.75	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	1.00		
Protected Playing Pitch - N6:	0.04		

## Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:

te?: No

Within 100m of Minerals Safeguarding Site?:

No

### Site Ref: 320

Planning Histor	ry				
Planning App No.	Proposal	Received	Decision	Status	Site %
H29/41/74/	Change of use of warehouse to light industrial premises	09/05/1974	19/08/1974	А	58.70
PREAPP/08/00288		01/02/2008	01/01/2010	PRECAG	100.00
H29/46/80/	Alterations, including door, a nd to form workshop to wa rehouse.	04/02/1980	25/02/1980	W	72.65

Green Belt assessment - c	only completed where site is v	within Green Belt
Would development of the site effectively	bon development? relopment? (2+ boundaries with existing built up area)?	
Prevent neighbouring towns from mer Would development of the site lead to ph Do natural/physical features provide a go development? Overall Coalescence Conclusion:	vsical connection of settlements?	
Does the site provide access to the coun Does the site include local or national co	ween the site and the existing urban area? tryside? nservation designated areas? s, trees, hedgerows that are protected, or pricultural land? Are these in agricultural use?	
Preserve the setting and special chara Is the site within or adjacent to a conserv feature? If yes, could development preserve this of Overall Character Preservation Conclusion Greenbelt Assessment Conclusion:	ation area, listed building or other historical haracter?:	
Conformity with Core Structure Main Urban Area Major Settlement Smaller Settlement Villages/Rural Development Regeneration Priority Area:	Ategy Main Urban Area Extension Major Settlement Extension Smaller Settlement Extension Village/Rural Extension	Brownfield Greenfield Mixed
Inner South Leeds: Leeds Bradford Corridor:	0.00 Aire Valley: 0.00 West Leeds Gatew	0.00 vay: 0.00

East Leeds

Availability: Short term (0-5yrs) Suitability: LDF	to determine Achievability: Short te	erm (0-5yrs)
Summary of Infrastructure provider co	omments and other planning red	quirements
Leeds City Council Highways inc Metro		
Accessibility comment		Rank (1-5
Bus services half hourly to Leeds and Bradford, town c	entre location but no rail	5
Access Comments		Rank (1-
Adequate frontage, mitigation works funding		4
Local network comment		Rank (1-5
Unsuitable local network but mitigation possible		- ·
		2
Mitigation measure		Total sco
Signalised junction required		11
Support? Need to combine w	vith other sites: Suitability for part	tial development:
yes with mitigation no	yes	
<b>Highways Agency</b> n/a		
Network Rail :		
Biodiversity		
West Yorkshire Ecology and LCC Ecology Officer:	Boundary Amendment	
Supported with mitigation to protect and enhance the w corridor of the riverside. Retain a minimum 20 metre co from the River Wharfe. Otters, bats, Water Voles to cor	prridor	
Natural England:		
Education		
Drainage/Water/Flooding	Furthermore the second second	
Environment Agency Comments: Apart from a very narrow section of flood zone 2	Environment Agency Constraints:	
(medium risk) adjacent to the River Wharfe, this site lie: in flood zone 1 on the EA Flood Map (low risk). The area of flood zone 2 should be avoided as a developable area where possible.		
Yorkshire Water Comments:	Yorkshire Water Waste Water Treatme	ent Works Comme

<u>Utilities</u> Gas:
Electric:
Telecom:
Fire and Rescue Services:
Built Heritage Leeds City Council: West Yorkshire Archaeology Service:

**English Heritage:** 

# **Gypsy \_Traveller Site Assessment**

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

## **Conclusion of Assessment**

#### Conclusion summary:

The site would be suited to a mixed use development incorporating residential and retail / office or other town centre uses given its location within and on the edge of Otley town centre. The site capacity will be subject to conservation area, design and highways requirements. A Planning & Development Brief for the site has been prepared setting out the planning and highway considerations.

Site Capacity (dwellings units):

**Residential Conclusion:** 

100

Floorspace sq m (Non residential):

**Employment Conclusion:** 

Green

**Retail Conclusion:** 

Site Detai	ls					
Northing:	443505	Area sq m:		14922.55	Ward	Adel and Wharfedale
Easting:	425751	Area Ha:		1.492255	HMCA:	Outer North West
Site Chara	acteristics					
Land Use						
Existing Use 1:	Reside	ntial - Dwellings	6			
Existing Use 2:		-				
Existing Use 3:						
Neighbouring U	lse 1 Reside	ntial - Dwellings	6			
Neighbouring U	lse 2: Agricul	ture				
Neighbouring U	lse 3:					
Other uses:						
Site State:	Greenf	ield				
Site Detail						
Topography:		Sloping		Bound	laries:	Existing well defined
Natural Landsc	ape:	Limited Tree	Cover	Road	Frontage	$\checkmark$
Distance to Rai	I Station (metres):	4563.31		Distan	ice to bus stop (metres)	487.92
Nearest Railwa	y Station	Horsforth		Bus S	top ID	9350
SFRA Flood Zo	ne:		0.00	Within	300m of retail centre bo	undary:
Environment Ag	gency Flood Zone:		0.00	Agricu	Iltural Land Class:	
Health and Safe	ety Executive Haza	rd:	No	Strate	gic Employment Buffer:	0.00
Health and Safe	ety Executive Gas	Pipeline:	No	Conse	ervation Areas	Yes
Ancient Monum	ent/Battlefield(%):		0.00	Listed	Buildings:	No
Public Rights of	f Way:		No			
Other comment	s/observations on	site characteris	tics:			

# **UDP Designation**

Greenbelt - N32 (%):	57.63	Urban Green Corridor - N8 (%):	
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:	1.00		
Protected Playing Pitch - N6:	0.00		

# Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:

Site?: No

Within 100m of Minerals Safeguarding Site?:

No

Planning Histor	ry				
Planning App No.	Proposal	Received	Decision	Status	Site %
29/192/01/FU	First floor rear extension raised rear patio and steps to rear garden	02/08/2001	27/09/2001	А	20.89
29/49/02/FU	Second floor rear extension	04/03/2002	29/04/2002	А	13.73
H29/54/92/	Alterations to form games room , snooker room, store, kitch en, studio and enlarged bathro om and extensions toform toile	18/03/1992	06/05/1992	A	72.48
H29/54/84/	Alterations, to form toilet an d enlarged hall and firstfloor extension, to form bedroom an d bathroom, to side of detache	06/03/1984	29/03/1984	A	13.58

Green Belt assessment - only comple	eted where site is v	vithin Green Be	lt
Check the unrestricted sprawl of large built up areas			
Would development lead to/constitute ribbon development?	?		
Would development result in isolated development?			
s the site well connected to built up area (2+ boundaries w	ith existing built up area)?	$\checkmark$	
Nould development of the site effectively "round off" the se	ttlement pattern?:	Yes	
Do natural/physical features provide a good existing barrier area and undeveloped land?	between existing urban		
Overall sprawl conclusion:			
ligh potential to lead to unrestricted sprawl			
Prevent neighbouring towns from merging			
Vould development of the site lead to physical connection	of settlements?		
Do natural/physical features provide a good existing barrier levelopment?			
Overall Coalescence Conclusion:			
No merging but there is no defensible boundary			
Assist in safeguarding countryside from encroachment	t		
s there a strong defensible boundary between the site and			
Does the site provide access to the countryside?	The ensuing urban alea?		
Does the site provide access to the countryside?	ated areas?	$\square$	
Does the site include local of matorial conservation designation point the site include areas of woodlands, trees, hedgerow significant unprotected tree/hedge cover?			
Does the site include grade 1, 2, or 3a agricultural land?			
	Are these in agricultural use?		
Dverall countryside Encroachment Conclusion	-		
The site does not perform an important role in safeguarding	the countryside from encroa	chment	
Preserve the setting and special character of historic to			
s the site within or adjacent to a conservation area, listed beautie?			
f yes, could development preserve this character?:			
Overall Character Preservation Conclusion:			
Development of the site would have no effect on the setting	g and special character of hist	oric features	
Greenbelt Assessment Conclusion:			
Part of the site is within the Green Belt. Development of th	e site would effectively 'round	off' the settlement.	
Conformity with Core Strategy			
Main Urban Area 📃 Main Urban	Area Extension	Brownfield	
Major Settlement Major Settle	ement Extension	Greenfield	
Smaller Settlement Smaller Set	tlement Extension	Mixed	
Villages/Rural Village/Rura	al Extension		
Development unrelated to existi	ng development		
Regeneration Priority Area:			
Inner South Leeds: 0.0	0 Aire Valley:		0.0
Leeds Bradford Corridor: 0.0	0 West Leeds Gatewa	ay:	0.0

East Leeds

Availability: Medium terr	m (6-10 y Suitability: LDF t	o determine Achie	vability: Long term	(11+ years)
Summary of Infras	structure provider cor	nments and other	planning requ	irements
Leeds City Council H	lighways inc Metro			Deuls (4.5
Accessibility comment	a within accessibility zone for p	rimary education and healt	th Some local	Rank (1-5
	of a ccess zone of 3 buses per			3
Access Comments				Rank (1-5
Should be acceptable for	r 24 houses			5
Local network commen	nt		I	Rank (1-5
Should be acceptable for	r 24 houses			5
				•
Mitigation measure				Total sco
None				13
			I	
Support?	Need to combine wit	n other sites: S	uitability for partial	development:
Support? yes	Need to combine wit	n other sites: S		development:
				development:
yes				development:
yes Highways Agency				development:
yes <b>Highways Agency</b> n/a				development:
yes Highways Agency n/a Network Rail :				development:
yes Highways Agency n/a Network Rail : Biodiversity	no	ye	25	development:
yes Highways Agency n/a Network Rail : Biodiversity West Yorkshire Ecology		Boundary Ame	25	development:
yes <u>Highways Agency</u> n/a <u>Network Rail :</u> <u>Biodiversity</u> West Yorkshire Ecology Supported with mitigation corridor of the beck to the	y and LCC Ecology Officer: to protect and enhance the wild e north, and retain the area of	Boundary Ame	25	development:
yes <u>Highways Agency</u> n/a <u>Network Rail :</u> <u>Biodiversity</u> West Yorkshire Ecology Supported with mitigation corridor of the beck to the woodland. Retain a minim	v and LCC Ecology Officer: to protect and enhance the wild	Boundary Ame	25	development:
yes <u>Highways Agency</u> n/a <u>Network Rail :</u> <u>Biodiversity</u> West Yorkshire Ecology Supported with mitigation corridor of the beck to the woodland. Retain a minim	y and LCC Ecology Officer: to protect and enhance the wild e north, and retain the area of hum 20 metres corridor to the be	Boundary Ame	25	development:
yes <u>Highways Agency</u> n/a <u>Network Rail :</u> <u>Biodiversity</u> <u>West Yorkshire Ecology</u> Supported with mitigation corridor of the beck to the woodland. Retain a minim Bats, White-clawed Crayfi Natural England:	y and LCC Ecology Officer: to protect and enhance the wild e north, and retain the area of hum 20 metres corridor to the be	Boundary Ame	25	development:
yes <u>Highways Agency</u> n/a <u>Network Rail :</u> <u>Biodiversity</u> <u>West Yorkshire Ecology</u> Supported with mitigation corridor of the beck to the woodland. Retain a minim Bats, White-clawed Crayfi	y and LCC Ecology Officer: to protect and enhance the wild e north, and retain the area of hum 20 metres corridor to the be	Boundary Ame	25	development:
yes Highways Agency n/a Network Rail : Biodiversity West Yorkshire Ecology Supported with mitigation corridor of the beck to the woodland. Retain a minim Bats, White-clawed Crayfi Natural England: Education	r and LCC Ecology Officer: to protect and enhance the wild e north, and retain the area of num 20 metres corridor to the be ish and Water Voles to consider	Boundary Ame	25	development:
yes Highways Agency n/a Network Rail : Biodiversity West Yorkshire Ecology Supported with mitigation corridor of the beck to the woodland. Retain a minim Bats, White-clawed Crayfi Natural England: Education Drainage/Water/Flood	y and LCC Ecology Officer: to protect and enhance the wild e north, and retain the area of hum 20 metres corridor to the be ish and Water Voles to consider	Boundary Amer	ndment	development:
yes Highways Agency n/a Network Rail : Biodiversity West Yorkshire Ecology Supported with mitigation corridor of the beck to the woodland. Retain a minim Bats, White-clawed Crayfi Natural England: Education Drainage/Water/Flood	y and LCC Ecology Officer: to protect and enhance the wild e north, and retain the area of hum 20 metres corridor to the be ish and Water Voles to consider	Boundary Ame	ndment	development:
yes <u>Highways Agency</u> n/a <u>Network Rail :</u> <u>Biodiversity</u> <u>West Yorkshire Ecology</u> Supported with mitigation corridor of the beck to the woodland. Retain a minim Bats, White-clawed Crayfi Natural England:	y and LCC Ecology Officer: to protect and enhance the wild e north, and retain the area of hum 20 metres corridor to the be ish and Water Voles to consider ding pomments:	Boundary Amer	ndment Constraints:	

Gas:
Electric:
Telecom:
Fire and Rescue Services:
Built Heritage
Leeds City Council:
West Yorkshire Archaeology Service:

English Heritage:

# **Gypsy** \_**Traveller Site Assessment**

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

# **Conclusion of Assessment**

#### **Conclusion summary:**

Part of the site is within the Green Belt. Redevelopment of the site would require demolition of one property. Development of the site would effectively 'round off' the settlement.

Site Capacity (dwellings units):

23

Floorspace sq m (Non residential):

**Residential Conclusion:** 

**Retail Conclusion:** 

Employment Conclusion:

Amber

Site Details	i.					
Northing:	443041	Area sq m:	15	4387.40	Ward	Adel and Wharfedale
Easting:	426068	Area Ha:	1	5.43874	HMCA:	Outer North Wes
Site Charac	teristics					
Land Use						
Existing Use 1:	Agricul	ture				
Existing Use 2:						
Existing Use 3:						
Neighbouring Use	e 1 Agricul	ture				
Neighbouring Use	e 2: Reside	ntial - Dwellings				
Neighbouring Use	e 3: Forestr	y - Unmanaged	Forest			
Other uses:						
Site State:						
<u>Site Detail</u>						
Topography:		Flat		Bound	laries:	Existing well defined
Natural Landscap	e:	Limited Tree	Cover	Road	Frontage	$\checkmark$
Distance to Rail S	station (metres):	4234.93		Distan	ce to bus stop (metres)	276.68
Nearest Railway S	Station	Horsforth		Bus S	top ID	2979
SFRA Flood Zone	):		0.00	Within	300m of retail centre bo	undary:
Environment Age	ncy Flood Zone:		0.00	Agricu	Itural Land Class:	
Health and Safety	Executive Haza	rd:	No	Strate	gic Employment Buffer:	0.00
Health and Safety	Executive Gas	Pipeline:	No	Conse	ervation Areas	Yes
Ancient Monumer	nt/Battlefield(%):		0.00	Listed	Buildings:	No
Public Rights of V	Vay:		No			
Other comments/	observations on	site characterist	ics:			

# **UDP** Designation

Greenbelt - N32 (%):	0.06	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	99.85	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:	1.00		
Protected Playing Pitch - N6:	0.00		

# Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:

Site?: No

Within 100m of Minerals Safeguarding Site?:

No

# Site Ref: 1080 Site Name: Breary Lane East, Bramhope LS16

**Planning History** 

Green Belt assessment	- only completed where site is v	within Green Belt
Would development of the site effect	e ribbon development?	
·	merging to physical connection of settlements? a good existing barrier/boundary to contain	
Does the site provide access to the Does the site include local or national	y between the site and the existing urban area? countryside? al conservation designated areas? ands, trees, hedgerows that are protected, or over? Ba agricultural land? Are these in agricultural use?	
Preserve the setting and special c Is the site within or adjacent to a cor feature? If yes, could development preserve t <u>Overall Character Preservation Conc</u>	servation area, listed building or other historical his character?:	
Greenbelt Assessment Conclusion Protected Area of Search (PAS) site		
Conformity with Core	Strategy	
Main Urban Area Major Settlement Smaller Settlement Villages/Rural Developm	Main Urban Area Extension         Major Settlement Extension         Smaller Settlement Extension         Village/Rural Extension         nent unrelated to existing development	Brownfield Greenfield Mixed
Regeneration Priority Area: Inner South Leeds: Leeds Bradford Corridor:	0.00 Aire Valley: 0.00 West Leeds Gatew	0.00 vav: 0.00

East Leeds

HLAA Conclusior	IS						
Availability: Short term (0-5	iyrs)	Suitability:	LDF to determ	ine ,	Achievability:	Medium te	rm (6-10 years)
ummary of Infrastr	uctu	r <mark>e provid</mark> e	er commen	s and ot	her plann	ing requ	irements
eeds City Council Hig	nways	inc Metro					Rank (1-5
Dne quarter of site within ac Core Strategy standards not nitigation large site							2
Access Comments						·	Rank (1-
No access from Breary Lan	e East,	possible diffic	ulties with acces	s on to Otley	/ Road.		4
Local network comment						, i	Rank (1-5
Roundabout to south ok at	nomen	t but traffic ligl	nts to north cong	estion			3
Mitigation measure							Total sco
Unknown at this stage							9
Support?	1	Need to comb	ine with other	sites:	Suitabilit	y for partial	development:
no without significant mitigation	n	naybe			yes with m	nitigation	
Highways Agency							
n/a							
<u>Network Rail :</u>							
<u>Biodiversity</u>							
West Yorkshire Ecology ar	nd LCC	Ecology Offi	cer:	Boundary	Amendment		
Jnknown Impact. A range of grasslands need a botanical			esent -	Site assess	sment needed	Ι.	
Natural England:				L			
Education							
A new school would be need and from part of a developm			uld all the propo	sed sites be o	developed for	housing. W	e may request
Drainage/Water/Floodin	g						
Environment Agency Com	nents:		Envi	ronment Ag	ency Constra	aints:	
orkshire Water Comment	s:		York	shire Water	Waste Wate	r Treatment	Works Comme
Foul sewer along western bo	oundary	,	Kno	strop High Le	evel		
.CC Flood Risk Manageme	ent:						

### <u>Utilities</u>

Gas:

Electric:

**Telecom:** 

Fire and Rescue Services:

**Built Heritage** 

Leeds City Council:

West Yorkshire Archaeology Service:

**English Heritage:** 

# **Gypsy**\_Traveller Site Assessment

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

# **Conclusion of Assessment**

#### **Conclusion summary:**

Protected Area of Search (PAS) site on UDP. Potential for development on part of site for 200 dwellings with single access from A660, or all site (434 dwellings) if combined with adjacent site 3367A due to access issues.

Site Capacity (dwellings units):

200

Floorspace sq m (Non residential):

**Residential Conclusion:** 

**Retail Conclusion:** 

**Employment Conclusion:** 

Amber

Site Ref: 1095A

### Site Name: Land at Old Pool Bank, Pool in Wharfedale, Otley, LS21

Site Detail	S					
Northing:	445447	Area sq m:		16979.60	Ward	Adel and Wharfedale
Easting:	424240	Area Ha:		1.69796	HMCA:	Outer North West
Site Chara	cteristics					
Land Use						
Existing Use 1:	Agricult	ure				
Existing Use 2:						
Existing Use 3:						
Neighbouring Us	se 1 Agricult	ure				
Neighbouring Us	se 2: Resider	ntial - Dwelling	s			
Neighbouring Us	se 3:					
Other uses:						
Site State:	Greenfi	eld				
Site Detail						
Topography:		Sloping		Bound	laries:	Existing well defined
Natural Landsca	ipe:	Limited Tree	e Cover	Road	Frontage	$\checkmark$
Distance to Rail	Station (metres):	6277.56		Distar	ice to bus stop (metres)	69.69
Nearest Railway	Station	Guiseley		Bus S	top ID	3823
SFRA Flood Zor	ne:		1.00	Within	300m of retail centre bo	undary:
Environment Ag	ency Flood Zone:		1.00	Agricu	Iltural Land Class:	
Health and Safe	ty Executive Haza	rd:	No	Strate	gic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:		Yes	Conse	ervation Areas	Yes	
Ancient Monume	ent/Battlefield(%):		0.00	Listed	Buildings:	No
Public Rights of	Way:		No			
Other comments	s/observations on s	site characteris	tics:			

# **UDP** Designation

Greenbelt - N32 (%):	99.95	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	1.00		
Protected Playing Pitch - N6:	0.00		

# Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:

Site?: No

Within 100m of Minerals Safeguarding Site?:

No

Planning History

## Site Name: Land at Old Pool Bank, Pool in Wharfedale, Otley, LS21

Green Belt assessmer	nt - only completed where site is v	vithin Green Be	lt				
Check the unrestricted sprawl o	f large built up areas						
Would development lead to/constit	tute ribbon development?						
Would development result in isolat	ted development?	$\checkmark$					
Is the site well connected to built up area (2+ boundaries with existing built up area)? $\Box$							
Would development of the site effe	ectively "round off" the settlement pattern?:	No					
Do natural/physical features provid area and undeveloped land?	de a good existing barrier between existing urban						
Overall sprawl conclusion: High potential to lead to unrestricte	ed sprawl						
Prevent neighbouring towns fro							
	d to physical connection of settlements? de a good existing barrier/boundary to contain						
Overall Coalescence Conclusion: No merging but there is no defens	ible boundary						
Assist in safeguarding countrys							
	lary between the site and the existing urban area?						
Does the site provide access to th	, ,						
Does the site include local or natio							
Does the site include areas of woo significant unprotected tree/hedge	odlands, trees, hedgerows that are protected, or cover?						
Does the site include grade 1, 2, c	or 3a agricultural land?	$\checkmark$					
Does the site contain buildings?	Are these in agricultural use?						
Overall countryside Encroachmen	t Conclusion						
The site does not perform an impo	ortant role in safeguarding the countryside from encroa	chment					
Preserve the setting and special	I character of historic towns						
Is the site within or adjacent to a c feature?	conservation area, listed building or other historical						
If yes, could development preserve	e this character?:						
Overall Character Preservation Co	onclusion:						
Development of the site would have	ve marginal effect on the setting & special character of	historic features, which	С				
Greenbelt Assessment Conclus	ion:						
The site is separated from the exis	sting settlement, but performs relatively well against th	e remaining purposes.					
Conformity with Core	Strategy						
Main Urban Area	Main Urban Area Extension	Brownfield					
Major Settlement	Major Settlement Extension	Greenfield					
Smaller Settlement	Smaller Settlement Extension	Mixed					
Villages/Rural	Village/Rural Extension						
	pment unrelated to existing development						
Regeneration Priority Area:							
Inner South Leeds:	0.00 Aire Valley:		0.00				
Leeds Bradford Corridor:	0.00 West Leeds Gatew	ay:	0.00				

### Site Name: Land at Old Pool Bank, Pool in Wharfedale, Otley, LS21

East Leeds

2	Suitability: Achievability:	
Summary of Infrastr	ucture provider comments and other planning requ	irements
Leeds City Council High	nways inc Metro	
Accessibility comment		Rank (1-5
Only ok for access to priman	y education. No other accessibility criteria met	1
Access Comments		Rank (1-5
acceptable visibility splays a	eptable in principle but may require third party land to achieve and junction spacing. If by-pass is built this would further restrict access we to be tied into by-pass access.	2
Local network comment		Rank (1-5
Local congestion, mitigation	required	2
		2
Mitigation measure		Total scor
By-pass and off site improve	ements required	E
		5
Support?	Need to combine with other sites: Suitability for partial	development:
No	Yes	· ·
Highways Agency		
Highways Agency No objection		
Highways Agency No objection Network Rail :		
No objection		
No objection		
No objection Network Rail : Biodiversity Nest Yorkshire Ecology an		
No objection Network Rail : Biodiversity Nest Yorkshire Ecology an	e-based designations but includes arfe Site of Ecological and RM/1095. Mitigation will still be requi	per drawing red to ensure
No objection <u>Network Rail :</u> <u>Biodiversity</u> <u>Nest Yorkshire Ecology and</u> Not supported (RED). No site and alongside the River What	e-based designations but includes arfe Site of Ecological and secure and boundary amended as	per drawing red to ensure
No objection Network Rail : Biodiversity Nest Yorkshire Ecology an Not supported (RED). No site and alongside the River Wha Geological Importance	e-based designations but includes arfe Site of Ecological and RM/1095. Mitigation will still be requi	per drawing red to ensure
No objection Network Rail : Biodiversity Nest Yorkshire Ecology and Not supported (RED). No site and alongside the River What Geological Importance Natural England: Education	e-based designations but includes arfe Site of Ecological and M/1095. Mitigation will still be requi impacts on adjacent habitats are add	per drawing red to ensure
No objection Network Rail : Biodiversity West Yorkshire Ecology an Not supported (RED). No site and alongside the River What Geological Importance Natural England: Education Drainage/Water/Floodin	e-based designations but includes arfe Site of Ecological and M/1095. Mitigation will still be requi impacts on adjacent habitats are add	per drawing red to ensure
No objection Network Rail : Biodiversity Nest Yorkshire Ecology and Not supported (RED). No site and alongside the River What Geological Importance Natural England: Education	e-based designations but includes arfe Site of Ecological and M/1095. Mitigation will still be requi impacts on adjacent habitats are add	per drawing red to ensure
No objection Network Rail : Biodiversity West Yorkshire Ecology an Not supported (RED). No site and alongside the River What Geological Importance Natural England: Education Drainage/Water/Floodin	e-based designations but includes arfe Site of Ecological and       Supported with mitigation if Red hatce excluded and boundary amended as RM/1095. Mitigation will still be required impacts on adjacent habitats are add         g       Environment Agency Constraints:	per drawing red to ensure lressed.

**Utilities** 

Gas:	

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council: West Yorkshire Archaeology Service:

English Heritage:

# Gypsy \_Traveller Site Assessment

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

# **Conclusion of Assessment**

#### Conclusion summary:

Green Belt site. The site is separated from the existing settlement, so development would be isolated, being located to the north of the A659 Pool Road and is within flood risk zones 2 (medium risk), 3a (high risk) and 3b (functional flood plain).

Site Capacity (dwellings units):

46

Floorspace sq m (Non residential):

0

**Residential Conclusion:** 

Red

**Retail Conclusion:** 

**Employment Conclusion:** 

Site Ref: 1095B

#### Site Name: Land at Old Pool Bank, Pool in Wharfedale, Otley, LS21

Site Detai	ls						
Northing:	445186	Area sq m:	120	188.29	Ward	Adel and Wharf	edale
Easting:	424052	Area Ha:	12.0	18829	HMCA:	Outer North	West
Site Chara	acteristics						
Land Use							
Existing Use 1:	Agricult	ure					
Existing Use 2:							
Existing Use 3:							
Neighbouring Use 1 Agriculture							
Neighbouring Use 2: Residential - Dwellings			S				
Neighbouring L	Jse 3:						
Other uses:							
Site State: Greenfield							
Site Detail							
Topography:		Sloping		Bound	aries:	Partially well-defin	ned
Natural Landscape: Limited		Limited Tree	e Cover	Road F	Frontage	$\checkmark$	
Distance to Rail Station (metres): 5984		5984.13		Distan	ce to bus stop (metres)	270.67	
Nearest Railway Station Guiseley		Guiseley		Bus St	op ID	3823	
SFRA Flood Zone:		1.00	Within	300m of retail centre bo	oundary:		
Environment Agency Flood Zone:		0.00	Agricu	Itural Land Class:			
Health and Safety Executive Hazard:		No	Strateg	gic Employment Buffer:		0.00	
Health and Safety Executive Gas Pipeline:		Yes	Conse	rvation Areas		No	
Ancient Monum	nent/Battlefield(%):		0.00	Listed	Buildings:		No
Public Rights o	f Way:		No				
Other commen	ts/observations on s	ite characteris	stics:				

## **UDP** Designation

Greenbelt - N32 (%):	99.61	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	0.00
Allotments - N1A:	0.00	Other?:	
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?:

Site?: No

Within 100m of Minerals Safeguarding Site?:

No

Planning History

#### Site Name: Land at Old Pool Bank, Pool in Wharfedale, Otley, LS21

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?         Querall 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 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?         Cycrall 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 <th></th>	
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?   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 lead to unrestricted sprawl in isolation, however with development of the PAS site	
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?   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:	
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 caure?   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 lead to unrestricted sprawl in isolation, however with development of the PAS site	
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: Development of the site would lead to unrestricted sprawl in isolation, however with development of the PAS site	
Is there a strong defensible boundary between the site and the existing urban area?	
Does the site provide access to the countryside?   Does the site include local or national conservation designated areas?   Does the site include areas of woodlands, trees, hedgerows that are protected, or   significant unprotected tree/hedge cover?   Does the site include grade 1, 2, or 3a agricultural land?   Does the site contain buildings?   Are these in agricultural use?   Overall countryside Encroachment Conclusion   The site does not perform an important role in safeguarding the countryside from encroachment   Preserve the setting and special character of historic towns   Is the site within or adjacent to a conservation area, listed building or other historical feature?   If yes, could development preserve this character?:   Overall Character Preservation Conclusion:   Development of the site would have no effect on the setting and special character of historic features   Greenbelt Assessment Conclusion:   Development of the site would lead to unrestricted sprawl in isolation, however with development of the PAS site	
Conformity with Core Strategy         Main Urban Area       Main Urban Area Extension         Major Settlement       Major Settlement Extension         Smaller Settlement       Smaller Settlement Extension	]
Villages/Rural Village/Rural Extension	
Development unrelated to existing development	
Regeneration Priority Area: Inner South Leeds: 0.00 Aire Valley:	0.00
Leeds Bradford Corridor: 0.00 West Leeds Gateway:	0.00

#### Site Name: Land at Old Pool Bank, Pool in Wharfedale, Otley, LS21

East Leeds

Only northern half of site ok for access to primary education. No other accessibility criteria met       1         Access Comments       Rank (1-4         Relies on site 1366, Pool Bank Bypass       3         Local network comment       Rank (1-4         Local congestion, mitigation required       2         Mitigation measure       Total scc         By-pass and off site improvements required       6         Support?       Need to combine with other sites:       Suitability for partial development:         Yes with substantial mitigation       Yes       Suitability for partial development:         West Yorkshire Ecology and LCC Ecology Officer:       Soundary Amendment         No bajection       Supported with mitigation if Red hatched areas are excluded and boundary amended as per drawing macts on adjacent habitats are addressed.         Natural England:       Education         Drainage/Water/Flooding       Environment Agency Constraints:         Yorkshire Water Comments:       Yorkshire Water Waste Water Treatment Works Comme         Foul sever along western boundary and rising main       Pool	Availability:	Suitability:	Achievability:			
Accessibility comment Rank (1-4   Only northern half of site ok for access to primary education. No other accessibility criteria met 1   Access Comments Rank (1-4   Relies on site 1365, Pool Bank Bypass 3   Local network comment Rank (1-4   Local congestion, mitigation required 2   Mitigation measure Total scc   By-pass and off site improvements required 6   Support? Need to combine with other sites:   Yes Suitability for partial development:   Yes Suitability for partial development:   Yes with substantial mitigation Yes   Biodiversity Soundary Amendment   Network Rail : Biodiversity   Biodiversity Supported (RED). No site-based designations but includes animproved grassland to south near disused railway corridor.   Natural England: Education   Crickshire Water/Flooding Environment Agency Constraints:   Crickshire Water Comments: Yorkshire Water Waste Water Treatment Works Commerce   Coll sewer along western boundary and rising main Pool	ummary of Infrast	ructure provider co	mments and other planning requ	irements		
Only northern half of site ok for access to primary education. No other accessibility criteria met       1         Access Comments       Rank (1-4         Relies on site 1365, Pool Bank Bypass       3         Local network comment       Rank (1-4         Local congestion, mitigation required       2         Mitigation measure       Total scc         By-pass and off site improvements required       6         Support?       Need to combine with other sites:       Suitability for partial development:         Yes with substantial mitigation       Yes       1         Highways Agency       Vo objection       Supported (RED). No site-based designations but includes animproved grassland to south near disused railway corridor.       Supported with mitigation if Red hatched areas are excluded and boundary amended as per drawing RM/1096. Mitigato with slib te required to ensure impacts on adjacent habitats are addressed.         Natural England:       Environment Agency Constraints:         Crininger/Water/F looding       Environment Agency Constraints:         Crininger/Water/F looding       Yorkshire Water Comments:       Yorkshire Water Waste Water Treatment Works Comme         Foul sewer along western boundary and rising main       Pool	Leeds City Council Hig	hways inc Metro				
Access Comments Relies on site 1365, Pool Bank Bypass Cocal network comment Cocal network comment Cocal congestion, mitigation required Cocal congestern boundary and rising main Cocal congestion Cocal congestion, mitigation, and rising main Cocal congestion, mitigation, and rising main Cocal congestion, mitigation, and representation, and representat	Accessibility comment			Rank (1-5		
Relies on site 1365, Pool Bank Bypass       3         Local network comment       Rank (1-4         Local congestion, mitigation required       2         Mitigation measure       Total sec         By-pass and off site improvements required       6         Support?       Need to combine with other sites:       Suitability for partial development:         Yes with substantial mitigation       Yes       6         Highways Agency       Yes       Support?         No objection       Network Rail :       Boundary Amendment         Biodiversity       Supported with mitigation if Red hatched areas are excluded and boundary amended as per drawing RM/1095. Mitigation will still be required to ensure impacts on adjacent habitats are addressed.         Natural England:       Education         Drainage/Water/Flooding       Environment Agency Constraints:         Corrising Water Comments:       Yorkshire Water Waste Water Treatment Works Comme         Yorkshire Water Comments:       Yorkshire Water Waste Water Treatment Works Comme	Only northern half of site ok	for access to primary educa	tion. No other accessibility criteria met	1		
Local network comment       Rank (1-1         Local congestion, mitigation required       2         Mitigation measure       Total soc         By-pass and off site improvements required       6         Support?       Need to combine with other sites:       Suitability for partial development:         Yes with substantial mitigation       Yes       6         Highways Agency       No objection       Supported (RED), No site-based designations but includes unimproved grassland to south near disused railway corridor.       Supported with mitigation if Red hatched areas are excluded and boundary amended as per drawing RM/1036. Mitigation will still be required to ensure impacts on adjacent habitats are addressed.         Natural England:       Education         Drainage/Water/Flooding       Environment Agency Constraints:         Corkshire Water Comments:       Yorkshire Water Waste Water Treatment Works Comme         Foul sewer along western boundary and rising main       Pool	Access Comments			Rank (1-5		
Local congestion, mitigation required       2         Mitigation measure       Total sco         By-pass and off site improvements required       6         Support?       Need to combine with other sites:       Suitability for partial development:         Yes with substantial mitigation       Yes       1         Highways Agency       No objection       Network Rail :         Biodiversity       Boundary Amendment       Supported with mitigation if Red hatched areas are excluded and boundary amended as per drawing RM/1085. Mitigation will still be required to ensure impacts on adjacent habitats are addressed.         Natural England:       Education         Drainage/Water/Flooding       Environment Agency Constraints:         Yorkshire Water Comments:       Yorkshire Water Waste Water Treatment Works Comme         Foul sewer along western boundary and rising main       Pool	Relies on site 1365, Pool E	Bank Bypass		3		
Local congestion, mitigation required       2         Mitigation measure       Total sco         By-pass and off site improvements required       6         Support?       Need to combine with other sites:       Suitability for partial development:         Yes with substantial mitigation       Yes       1         Highways Agency       No objection       Network Rail :         Biodiversity       Boundary Amendment       Supported with mitigation if Red hatched areas are excluded and boundary amended as per drawing RM/1085. Mitigation will still be required to ensure impacts on adjacent habitats are addressed.         Natural England:       Education         Drainage/Water/Flooding       Environment Agency Constraints:         Yorkshire Water Comments:       Yorkshire Water Waste Water Treatment Works Comme         Foul sewer along western boundary and rising main       Pool	Local network comment			Rank (1-5		
Mitigation measure       Total sec         By-pass and off site improvements required       6         Support?       Need to combine with other sites:       Suitability for partial development:         Yes with substantial mitigation       Yes       Yes         Highways Agency       No objection       Supported with mitigation if Red hatched areas are excluded and boundary amended as per drawing RM/1095. Mitigation will still be required to ensure impacts on adjacent habitats are addressed.         Natural England:       Education         Drainage/Water/Flooding       Environment Agency Constraints:         Yorkshire Water Comments:       Yorkshire Water Waste Water Treatment Works Comme         Foul sever along western boundary and rising main       Pool		n required				
By-pass and off site improvements required       6         Support?       Need to combine with other sites:       Suitability for partial development:         Yes with substantial mitigation       Yes       Image: Suitability for partial development:         Highways Agency       No objection       Image: Suitability for partial development:         Not supported (RED). No site-based designations but includes unimproved grassland to south near disused railway corridor.       Boundary Amendment         Not supported (RED). No site-based designations but includes unimproved grassland to south near disused railway corridor.       Supported with mitigation if Red hatched areas are excluded and boundary amended as per drawing RM/1095. Mitigation will still be required to ensure impacts on adjacent habitats are addressed.         Natural England:       Education         Drainage/Water/Flooding       Environment Agency Constraints:         Improvements:       Yorkshire Water Comments:         Yorkshire Water Comments:       Yorkshire Water Waste Water Treatment Works Comme		in required		2		
Support?       Need to combine with other sites:       Suitability for partial development:         Yes with substantial mitigation       Yes         With substantial mitigation       Yes         Highways Agency       Image: Suitability for partial development:         No objection       Supported (RED). No site-based designations but includes animproved grassland to south near disused railway corridor.       Boundary Amendment         Not supported (RED). No site-based designations but includes animproved grassland to south near disused railway corridor.       Supported with mitigation if Red hatched areas are excluded and boundary amended as per drawing RM/1095. Mitigation will still be required to ensure impacts on adjacent habitats are addressed.         Natural England:       Education         Drainage/Water/Flooding       Environment Agency Constraints:         Forkshire Water Comments:       Yorkshire Water Waste Water Treatment Works Comme         Foul sewer along western boundary and rising main       Pool				Total sco		
Yes with substantial mitigation       Yes         Highways Agency         No objection         Network Rail :         Biodiversity         West Yorkshire Ecology and LCC Ecology Officer:         Not supported (RED). No site-based designations but includes unimproved grassland to south near disused railway corridor.         Supported with mitigation if Red hatched areas are excluded and boundary amended as per drawing RM1095. Mitigation will still be required to ensure impacts on adjacent habitats are addressed.         Natural England:         Education         Drainage/Water/Flooding         Environment Agency Comments:         Yorkshire Water Comments:         Yorkshire Water Comments:         Foul sewer along western boundary and rising main	By-pass and off site improv	vements required		6		
mitigation   Highways Agency   No objection   Network Rail :   Biodiversity   West Yorkshire Ecology and LCC Ecology Officer:   Not supported (RED). No site-based designations but includes   nimproved grassland to south near disused railway corridor.   Natural England:   Education   Drainage/Water/Flooding   Environment Agency Comments:   Yorkshire Water Comments:   Yorkshire Water Comments:   Foul sewer along western boundary and rising main	Support? Need to combine with other sites: Suitability for partial developmen					
Highways Agency         No objection         Network Rail :         Biodiversity         West Yorkshire Ecology and LCC Ecology Officer:         Not supported (RED). No site-based designations but includes         Jnimproved grassland to south near disused railway corridor.         Natural England:         Education         Drainage/Water/Flooding         Environment Agency Comments:         Yorkshire Water Comments:         Yorkshire Water Comments:         Foul sewer along western boundary and rising main		Yes				
No objection Network Rail : Biodiversity West Yorkshire Ecology and LCC Ecology Officer: Not supported (RED). No site-based designations but includes unimproved grassland to south near disused railway corridor. Natural England: Education Drainage/Water/Flooding Environment Agency Comments: Yorkshire Water Comments: Foul sewer along western boundary and rising main Pool	mugation					
unimproved grassland to south near disused railway corridor.       excluded and boundary amended as per drawing RM/1095. Mitigation will still be required to ensure impacts on adjacent habitats are addressed.         Natural England:       Education         Drainage/Water/Flooding       Environment Agency Comments:         Environment Agency Comments:       Environment Agency Constraints:         Yorkshire Water Comments:       Yorkshire Water Waste Water Treatment Works Comme         Foul sewer along western boundary and rising main       Pool	<u>Network Rail :</u> <u>Biodiversity</u> West Yorkshire Ecology a		-			
Natural England:         Education         Drainage/Water/Flooding         Environment Agency Comments:         Forkshire Water Comments:         Yorkshire Water Comments:         Yorkshire Water Doundary and rising main         Pool	Not supported (RED). No si unimproved grassland to so	te-based designations but in uth near disused railway cor	ridor. excluded and boundary amended as RM/1095. Mitigation will still be requi	per drawing red to ensure		
Drainage/Water/Flooding         Environment Agency Comments:         Environment Agency Constraints:         Yorkshire Water Comments:         Yorkshire Water Comments:	Natural England:					
Environment Agency Comments:       Environment Agency Constraints:         Yorkshire Water Comments:       Yorkshire Water Waste Water Treatment Works Comment         Foul sewer along western boundary and rising main       Pool	Education					
Foul sewer along western boundary and rising main Pool			Environment Agency Constraints:			
Foul sewer along western boundary and rising main Pool						
	Yorkshire Water Commen	ts:	Yorkshire Water Waste Water Treatment	Works Comme		
		oundary and rising main	Pool			
	<u>Jtilities</u>					

Gas:	

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council: West Yorkshire Archaeology Service:

English Heritage:

## Gypsy \_Traveller Site Assessment

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

#### **Conclusion of Assessment**

#### Conclusion summary:

Green Belt site. Potentially suitable for housing as extension to site 1369, however significant highway infrastructure would be required. Development of both sites 1369 and 1095B would significantly increase the size of Pool in Wharfedale. However, this site is essentially a large infill site between existing industry and the PAS site (1369).

Site Capacity (dwellings units):

270

Floorspace sq m (Non residential):

0

**Residential Conclusion:** 

Ret

Retail Conclusion:

**Employment Conclusion:** 

Amber

SILE REI. 10950	Site	Ref:	1095C
-----------------	------	------	-------

#### Site Name: Land at Old Pool Bank, Pool in Wharfedale, Otley, LS21

Site Deta	ils					
Northing:	444945	Area sq m:		859.63	Ward	Adel and Wharfeda
Easting:	424615	Area Ha:		0.085963	HMCA:	Outer North We
Site Char	acteristics					
Land Use						
Existing Use 1	Resider	ntial - Dwellings				
Existing Use 2	2:					
Existing Use 3	3:					
Neighbouring	Use 1 Resider	ntial - Dwellings				
Neighbouring	Use 2:					
Neighbouring	Use 3:					
Other uses:						
Site State: Brownfield						
Site Detail						
Topography:		Flat		Bound	laries:	Partially well-defined
Natural Landscape: Limited Tree		Limited Tree (	Cover	Road	Frontage	$\checkmark$
Distance to Ra	ail Station (metres):	5808.93		Distan	nce to bus stop (metres)	136.67
Nearest Railw	ay Station	Horsforth		Bus S	top ID	1373
SFRA Flood Zone:		0.00	Within	300m of retail centre bo	undary:	
Environment Agency Flood Zone:		0.00	Agricu	Itural Land Class:		
Health and Safety Executive Hazard:		No	Strate	gic Employment Buffer:	0.0	
Health and Safety Executive Gas Pipeline:		No	Conse	ervation Areas	Ye	
Ancient Monu	ment/Battlefield(%):		0.00	Listed	Buildings:	Ν
Public Rights	of Way:		No			
Other comme	nts/observations on s	site characteristic	cs:			

# **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:	1.00		
Protected Playing Pitch - N6:	0.00		

# Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:

Site?: No

Within 100m of Minerals Safeguarding Site?:

No

Site Ref: 1095C

#### Site Name: Land at Old Pool Bank, Pool in Wharfedale, Otley, LS21

# **Planning History**

Planning App No.	Proposal	Received	Decision	Status	Site %
29/179/93/OT	Outline application to erect detached dwelling	11/08/1993	05/10/1993	А	95.62
H29/142/79/	Outline application to erect d etached house, to vacant garde n site. (site area 0.11ha).	26/03/1979	16/07/1979	W	87.76
H29/412/78/	Outline application to erect d etached house to vacan t site. (site area	05/10/1978	27/11/1978	R	88.91
29/85/97/FU	4 bedroom detached bungalow	07/04/1997	15/07/1997	А	95.62
29/219/95/FU	Four bedroom bungalow with detached double garage	08/11/1995	23/04/1996	А	95.62
0-29/9/97/MOD	Four bedroom bungalow with detached double garage	16/04/1997	06/05/1997	M01	95.62
0-29/7/97/MOD	Four bedroom bungalow with detached double garage	07/04/1997	15/04/1997	M04	95.62
0-29/6/97/MOD	Four bedroom bungalow with detached double garage	25/03/1997	03/04/1997	M04	95.62

#### Site Name: Land at Old Pool Bank, Pool in Wharfedale, Otley, LS21

Green Belt assess	ment - only completed where site is w	within Green Belt
Would development lead to Would development result is Is the site well connected to Would development of the	built up area (2+ boundaries with existing built up area)? ite effectively "round off" the settlement pattern?: provide a good existing barrier between existing urban	
	site lead to physical connection of settlements?	
Is there a strong defensible Does the site provide acces Does the site include local Does the site include areas significant unprotected tree	or national conservation designated areas? of woodlands, trees, hedgerows that are protected, or hedge cover? 1, 2, or 3a agricultural land? ngs?	
-		
Greenbelt Assessment Conformity with		
Main Urban Area Major Settlement Smaller Settlement Villages/Rural	Main Urban Area Extension         Major Settlement Extension         Smaller Settlement Extension         Village/Rural Extension         Development unrelated to existing development	Brownfield Greenfield Mixed
<u>Regeneration Priority Ar</u> Inner South Leeds: Leeds Bradford Corridor	0.00 Aire Valley:	0.00 vay: 0.00

#### Site Name: Land at Old Pool Bank, Pool in Wharfedale, Otley, LS21

East Leeds

Availability:	Suitability:	۸ch	ievability:	
	,,,,,,,	Ach	levability.	
Summary of Infra	structure provider cor	mments and other	r planning requi	rements
Leeds City Council H	lighways inc Metro			
Accessibility comment				Rank (1-5
Accessible to primary ed	ucation. No other accessibility c	riteria met		1
Access Comments			I	Rank (1-5
Land required for by-pas	ss access			1
Local network comme	nt		I	Rank (1-5
Local congestion, mitiga	ation required			2
Mitigation measure				Total sco
By-pass and off site imp	provements required			4
Support?	Need to combine wit	h other sites:	Suitability for partial	development:
No	Yes			
Highways Agency				
No objection				
Network Rail :				
Biodiversity				
west forksnire Ecolog	y and LCC Ecology Officer:	Boundary Am	enament	
Natural England:				
Education				
Drainage/Water/Floo	ding			
Environment Agency C		Environment Agenc	y Constraints:	
floodplain in the Leeds S	s classified as functional FRA. As such, only 'water t and 'essential infrastructure' ea.	FZ 2 & 3		
Yorkshire Water Comm	ents.	Yorkshire Water Wa	ste Water Treatment	Works Comme
forkshire water Comm				

#### **Utilities**

Gas:	

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

## Gypsy \_Traveller Site Assessment

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

## **Conclusion of Assessment**

#### Conclusion summary:

Brownfield site, within the conservation area. Would be required for highways access if PAS site 1369 developed. The site is too small (under the 0.4ha threshold) to be allocated for housing in its own right.

Site Capacity (dwellings units):

3

Floorspace sq m (Non residential):

0

**Residential Conclusion:** 

Amber

**Retail Conclusion:** 

**Employment Conclusion:** 

Site Ref: 1095D

#### Site Name: Land at Old Pool Bank, Pool in Wharfedale, Otley, LS21

Site Detai	ls					
Northing:	444900	Area sq m:		569.08	Ward	Adel and Wharfedale
Easting:	424628	Area Ha:		0.056908	HMCA:	Outer North West
Site Char	acteristics					
Land Use						
Existing Use 1:	Reside	ntial - Dwellings				
Existing Use 2:	:					
Existing Use 3:	:					
Neighbouring L	Jse 1 Resider	ntial - Dwellings				
Neighbouring L	Jse 2:					
Neighbouring L	Jse 3:					
Other uses:						
Site State:	Brownfi	eld				
<u>Site Detail</u>						
Topography:		Flat		Bound	daries:	Partially well-defined
Natural Landso	cape:	Limited Tree	Cover	Road	Frontage	$\checkmark$
Distance to Ra	il Station (metres):	5764.71		Distar	nce to bus stop (metres)	92.70
Nearest Railwa	ay Station	Horsforth		Bus S	top ID	1373
SFRA Flood Zo	one:		0.00	Within	a 300m of retail centre bo	undary:
Environment A	gency Flood Zone:		0.00	Agricu	Itural Land Class:	
Health and Safety Executive Hazard:		No	Strate	gic Employment Buffer:	0.00	
Health and Safety Executive Gas Pipeline:		No	Conse	ervation Areas	Yes	
Ancient Monun	nent/Battlefield(%):		0.00	Listed	Buildings:	No
Public Rights o	of Way:		No			
Other commen	ts/observations on s	site characterist	ics:			

## **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:	1.00		
Protected Playing Pitch - N6:	0.00		

# Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:

Site?: No

Within 100m of Minerals Safeguarding Site?:

No

Site Ref: 1095D

# Site Name: Land at Old Pool Bank, Pool in Wharfedale, Otley, LS21

Planning Histor	у				
Planning App No.	Proposal	Received	Decision	Status	Site %
29/370/03/FU	Single storey side extension attached garage to other side and dormer to rear	12/12/2003	03/02/2004	A	99.45
29/226/04/FU	Amendment to approval 29/370/03/fu for single storey side extension attached garage to other side dormer to rear	27/07/2004	21/09/2004	A	99.45

#### Site Name: Land at Old Pool Bank, Pool in Wharfedale, Otley, LS21

Green Belt assessment	- only completed where site is	within Green Belt
Would development of the site effective	ribbon development?	
Prevent neighbouring towns from r Would development of the site lead to Do natural/physical features provide a development? <u>Overall Coalescence Conclusion:</u>		
Does the site provide access to the co	between the site and the existing urban area? buntryside? conservation designated areas? inds, trees, hedgerows that are protected, or ver? a agricultural land? Are these in agricultural use?	
Preserve the setting and special ch Is the site within or adjacent to a cons feature? If yes, could development preserve th Overall Character Preservation Concl	ervation area, listed building or other historical is character?:	
Greenbelt Assessment Conclusion		
Main Urban Area Major Settlement Smaller Settlement Villages/Rural Developme	Main Urban Area Extension Major Settlement Extension Smaller Settlement Extension Village/Rural Extension	Brownfield Greenfield Mixed
Regeneration Priority Area: Inner South Leeds: Leeds Bradford Corridor:	0.00 Aire Valley: 0.00 West Leeds Gatev	0.00 vay: 0.00

#### Site Name: Land at Old Pool Bank, Pool in Wharfedale, Otley, LS21

East Leeds

HLAA Conclusions				
Availability:	Suitability:	/	Achievability:	
Summary of Infrastruc	ture provider co	mments and ot	her planning requi	rements
Leeds City Council Highwa	ays inc Metro			
Accessibility comment				Rank (1-5)
Accessible to primary education	. No other accessibility of	criteria met		1
Access Comments			I	Rank (1-5)
Land required for by-pass acce	SS			1
Local network comment				Rank (1-5)
Local congestion, mitigation rec	quired			2
Mitigation measure				Total scor
By-pass and off site improveme	ents required			4
Support?	Need to combine wi	th other sites:	Suitability for partial of	development:
No	Yes			
Highways Agency			J L	
No objection				
<u>Network Rail :</u>				
<u>Biodiversity</u>				
West Yorkshire Ecology and L	CC Ecology Officer:	Boundary	Amendment	
Natural England:				
Education				
Drainage/Water/Flooding				
Environment Agency Commer	its:	Environment Ag	ency Constraints:	
Yorkshire Water Comments:		Yorkshire Water	Waste Water Treatment	Norks Comme
		Pool		
LCC Flood Risk Management:				

#### **Utilities**

Gas:

Electric:

Telecom:

Fire and Rescue Services:

#### Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

## **Gypsy** \_**Traveller Site Assessment**

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

## **Conclusion of Assessment**

#### Conclusion summary:

Brownfield site, within the conservation area. Would be required for highways access if PAS site 1369 developed. The site is too small (under the 0.4ha threshold) to be allocated for housing in its own right.

Site Capacity (dwellings units):

Floorspace sq m (Non residential):

0

#### **Residential Conclusion:**

Amber

**Retail Conclusion:** 

2

**Employment Conclusion:** 

Site Details	S						
Northing:	446128		Area sq m:		25210.88	Ward	Otley and Yead
Easting:	419560		Area Ha:		2.521088	HMCA:	Outer North We
Site Chara	cterist	ics					
Land Use							
Existing Use 1:		Agricultu	ure				
Existing Use 2:							
Existing Use 3:							
Neighbouring Us	se 1	Residen	tial - Dwellings	6			
Neighbouring Us	se 2:	Commu	nity Services -	Education			
Neighbouring Us	se 3:	Agricultu	ure				
Other uses:							
Site State:		Greenfie	eld				
Site Detail							
Topography:			Flat		Bound	daries:	Existing well defined
Natural Landsca	pe:		Limited Tree	Cover	Road	Frontage	$\checkmark$
Distance to Rail	Station (m	etres):	3976.56		Distar	nce to bus stop (metres)	122.98
Nearest Railway	Station		Guiseley		Bus S	top ID	10827
SFRA Flood Zon	ne:			0.00	Within	300m of retail centre bo	oundary:
Environment Age	ency Flood	Zone:		0.00	Agricu	Iltural Land Class:	
Health and Safet	ty Executiv	e Hazar	d:	No	Strate	gic Employment Buffer:	0.0
Health and Safet	ty Executiv	ve Gas P	ipeline:	No	Conse	ervation Areas	1
Ancient Monume	ent/Battlefie	eld(%):		0.00	Listed	Buildings:	1
Public Rights of	Way:			No			
Other comments	observatio	ons on s	ite characterist	tics:			

Other comments/observations on site characteristics:

## **UDP Designation**

Greenbelt - N32 (%):	98.66	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	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?:

Site?: No

Within 100m of Minerals Safeguarding Site?:

No

# **Planning History**

_					
Planning App No.	Proposal	Received	Decision	Status	Site %
H29/6/74/	Erection of external (steel) f ire escape and internal alter ations to brewery (licensed)tr aining premises.	08/04/1974	08/07/1974	A	97.43
29/173/93/FU	Alterations to form emergency exit and external staircase to training centre	09/08/1993	28/10/1993	A	98.63
29/172/93/LI	Listed building application to carry out alterations to form enlarged function room and emergency exit and staircase	03/08/1993	28/10/1993	A	98.63
0-29/9/02/MOD	Change of use of training centre and outbuildings to eight dwellings and erection of a detached dwelling house	28/03/2002	24/04/2002	M07	28.33
29/18/01/LI	Listed building application to part demolish training centre and alterations to form seven dwellings	23/01/2001	06/12/2001	A	28.33
0-29/9/03/MOD	Change of use of training centre and out buildings to eight dwellings and erection of a detached dwelling house	06/05/2003	16/06/2003	M04	28.33
29/15/01/FU	Change of use of training centre and out buildings to eight dwellings and erection of a detached dwelling house	21/12/2000	19/02/2002	A	28.33

Green Belt assessment - or	nly completed where site is	within Green Be	lt
Check the unrestricted sprawl of large b	built up areas		
Would development lead to/constitute ribbo	on development?		
Would development result in isolated deve	lopment?		
Is the site well connected to built up area (a	2+ boundaries with existing built up area)?	$\checkmark$	
Would development of the site effectively "	round off" the settlement pattern?:	No	
Do natural/physical features provide a goo area and undeveloped land?	d existing barrier between existing urban	$\checkmark$	
Overall sprawl conclusion:			
High potential to lead to unrestricted spraw	/		
Prevent neighbouring towns from merg	ing		
Would development of the site lead to phy-	sical connection of settlements?		
Do natural/physical features provide a goo development?	d existing barrier/boundary to contain		
Overall Coalescence Conclusion:			
No merging but there is no defensible bour	ndary		
Assist in safeguarding countryside fron	n encroachment		
Is there a strong defensible boundary betw	veen the site and the existing urban area?	$\checkmark$	
Does the site provide access to the countr	yside?		
Does the site include local or national cons	servation designated areas?		
Does the site include areas of woodlands, significant unprotected tree/hedge cover?	trees, hedgerows that are protected, or		
Does the site include grade 1, 2, or 3a agr	icultural land?	$\checkmark$	
Does the site contain buildings?	Are these in agricultural use?		
Overall countryside Encroachment Conclu	sion		
The site does not perform an important role	e in safeguarding the countryside from encro	achment	
Preserve the setting and special charac	ter of historic towns		
Is the site within or adjacent to a conserva feature?	tion area, listed building or other historical		
If yes, could development preserve this ch	aracter?:		
Overall Character Preservation Conclusion	<u>):</u>		
Development of the site would have no effective	ect on the setting and special character of his	storic features	
Greenbelt Assessment Conclusion:			
Green Belt site. Development would repre for further sprawl to the west.	esent a significant incursion into Green Belt a	nd would set a precedent	
Conformity with Core Stra	tegy		
Main Urban Area	Main Urban Area Extension	Brownfield	
Major Settlement	Major Settlement Extension	Greenfield	
Smaller Settlement	Smaller Settlement Extension	Mixed	
Villages/Rural	Village/Rural Extension		
Development u	nrelated to existing development		
Regeneration Priority Area:			
Inner South Leeds:	0.00 Aire Valley:		0.00
Leeds Bradford Corridor:	0.00 West Leeds Gatev	vav:	0.00

East Leeds

	n (0-5yrs) Suitability: Lt	DF to determine	Achievability: Long	term (11+ years)
ummary of Infra	astructure provider o	comments and ot	her planning re	equirements
	Highways inc Metro			
Accessibility commen				Rank (1-5)
Site ok for health and e standards not met	ducation and some local serv	vices but Public Transport	t Core Strategy	2
Access Comments				Rank (1-5
Access achievable with	h mitigation (trees could be pro	oblem)		4
Local network comm	ent			Rank (1-5
Local congestion issue	es, north of the river bridge in (	Otley		3
Mitigation measure				Total sco
Unknown at this stage				
				9
Support?	Need to combine	with other sites:	Suitability for pa	rtial development:
no	no		yes with mitigation	1
no Highways Agency n/a Network Rail : Biodiversity	gy and LCC Ecology Officer	: Boundary		
no Highways Agency n/a Network Rail : Biodiversity		: Boundary	yes with mitigation	1
no Highways Agency n/a Network Rail : Biodiversity West Yorkshire Ecolog Supported			yes with mitigation	1
no Highways Agency n/a Network Rail : Biodiversity West Yorkshire Ecolo			yes with mitigation	<u>ן</u>
no <u>Highways Agency</u> n/a <u>Network Rail :</u> <u>Biodiversity</u> West Yorkshire Ecolog Supported Natural England:	gy and LCC Ecology Officer		yes with mitigation	
no Highways Agency n/a Network Rail : Biodiversity West Yorkshire Ecolor Supported Natural England: Education Drainage/Water/Flor	gy and LCC Ecology Officer		yes with mitigation	
no Highways Agency n/a Network Rail : Biodiversity West Yorkshire Ecolog Supported Natural England: Education	gy and LCC Ecology Officer	Environment Ag	Amendment	

#### <u>Utilities</u>

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

# **Gypsy**\_Traveller Site Assessment

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

## **Conclusion of Assessment**

#### **Conclusion summary:**

Green Belt site. Development would represent a significant incursion into Green Belt and would set a precedent for further sprawl to the west. Highway concerns regarding Otley river bridge and capacity through town centre. Poor accessibility to public transport.

Site Capacity (dwellings units):

Floorspace sq m (Non residential):

**Residential Conclusion:** 

Red

**Retail Conclusion:** 

66

**Employment Conclusion:** 

Northing:	444575	Area sq m:	4	8779.19	Ward	Otley and Yea
Easting:	418906	Area Ha:		.877919	HMCA:	Outer North W
					TIMCA.	
Site Chara	acteristics	5				
Land Use						
Existing Use 1:	Agr	riculture				
Existing Use 2:	Res	sidential - Dwelling	S			
Existing Use 3:						
Neighbouring L	Jse 1 Agr	riculture				
Neighbouring L	Jse 2: Res	sidential - Dwelling	S			
Neighbouring L	Jse 3: For	estry - Unmanageo	d Forest			
Other uses:						
Site State:	Gre	eenfield				
Site Detail						
Topography:		Sloping		Bound	laries:	Poorly defined
Natural Landsc	ape:	Limited Tree	Cover	Road	Frontage	
Distance to Ra	il Station (metre	es): 2362.01		Distar	ice to bus stop (metres)	197.99
Nearest Railwa	y Station	Guiseley		Bus S	top ID	7467
SFRA Flood Zo	one:		0.00	Within	300m of retail centre bo	undary:
Environment A	gency Flood Zo	ne:	0.00	Agricu	Iltural Land Class:	
Health and Saf	ety Executive H	lazard:	No	Strate	gic Employment Buffer:	C
Health and Saf	ety Executive G	as Pipeline:	No	Conse	ervation Areas	
Ancient Monum	nent/Battlefield(	%):	0.00	Listed	Buildings:	
Public Rights o	f Way:		No			

Site Name: Land at Low Pasture Farm, off Bradford

Road, Otley

Other comments/observations on site characteristics:

## **UDP Designation**

Site Ref: 1179

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?:

Site?: No

Within 100m of Minerals Safeguarding Site?:

No

# Site Name: Land at Low Pasture Farm, off Bradford Road, Otley

Planning History							
Planning App No.	Proposal	Received	Decision	Status	Site %		
H29/3/76/	Alterations and extension, to form conservatory, to detac hed house.	08/01/1976	09/03/1976	А	22.38		
H29/350/79/	Outline application to erect d etached house, with attac hed garage, and detached miste I, to agricultur	20/08/1979	02/04/1980	W	47.44		

#### Site Name: Land at Low Pasture Farm, off Bradford Road, Otley

Green Belt assessment - only completed where site is w	ithin 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?	□ ▼ No
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	
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?	
Conformity with Core Strategy         Main Urban Area       Main Urban Area Extension         Major Settlement       Major Settlement Extension         Smaller Settlement       Smaller Settlement Extension         Villages/Rural       Village/Rural Extension         Development unrelated to existing development	Brownfield Greenfield Mixed
Regeneration Priority Area:	0.00
Inner South Leeds:0.00Aire Valley:Leeds Bradford Corridor:0.00West Leeds Gatewa	

# Site Name: Land at Low Pasture Farm, off Bradford Road, Otley

East Leeds

Availability: Short term (0-5yrs) Suitability:	No	Achievability: Unknown
Summary of Infrastructure provid	er comments a	nd other planning requirements
Leeds City Council Highways inc Metro		
Accessibility comment		Rank (1
Poor access to employment and Public Transpo	ort. Average access to	local services 2
Access Comments		Rank (1
No frontages with adopted highway		1
Local network comment		Rank (1
Possible cummulative impact in local area		4
Mitigation measure		Total s
needs adjacent land/dwelling for access, improv	vements to PT	7
Support? Need to com	bine with other sites:	Suitability for partial development
		eulability fel partial development
no		yes with access
Highways Agency		
Highways Agency Network Rail :		
no Highways Agency Network Rail : Biodiversity West Yorkshire Ecology and LCC Ecology Of	ficer: Bo	
Highways Agency Network Rail : Biodiversity	ficer: Bo	yes with access
Highways Agency Network Rail : Biodiversity West Yorkshire Ecology and LCC Ecology Of	ficer: Bo	yes with access
Highways Agency Network Rail : Biodiversity West Yorkshire Ecology and LCC Ecology Of Supported	ficer: Bo	yes with access
Highways Agency Network Rail : Biodiversity West Yorkshire Ecology and LCC Ecology Of Supported Natural England:	ficer: Bo	yes with access
Highways Agency Network Rail : Biodiversity West Yorkshire Ecology and LCC Ecology Of Supported Natural England: Education		yes with access
Highways Agency Network Rail : Biodiversity West Yorkshire Ecology and LCC Ecology Of Supported Natural England: Education	Environm	undary Amendment

Gas:

# Site Name: Land at Low Pasture Farm, off Bradford Road, Otley

Electric:

Telecom:

Fire and Rescue Services:

#### Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

# **Gypsy**\_Traveller Site Assessment

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

## **Conclusion of Assessment**

#### Conclusion summary:

Green Belt site, unrelated to the existing settlement of Otley. Development would extend development south of Otley and set a precedent for sprawl. Highways concerns re access.

Site Capacity (dwellings units):

129 Floorspace sq m (Non residential):

0

**Residential Conclusion:** 

**Retail Conclusion:** 

Employment Conclusion:

Red

Site Ref: 1181A

Site Name:	Land at The Sycamores, Bramhope, LS16
	Site A

Site Detai	ils					
Northing:	442356	Area sq m:		23767.23	Ward	Adel and Wharfeda
Easting:	425689	Area Ha:		2.376723	HMCA:	Outer North We
Site Char	acteristics					
Land Use						
Existing Use 1	: Agricult	ure				
Existing Use 2	:					
Existing Use 3	:					
Neighbouring l	Use 1 Agricult	ure				
Neighbouring l	Use 2: Resider	ntial - Dwellings				
Neighbouring l	Use 3:					
Other uses:						
Site State:	Greenfi	eld				
Site Detail						
Topography:		Flat		Bound	daries:	Existing well defined
Natural Landso	cape:	Limited Tree	Cover	Road	Frontage	$\checkmark$
Distance to Ra	il Station (metres):	3457.57		Distar	nce to bus stop (metres)	468.74
Nearest Railwa	ay Station	Horsforth		Bus S	top ID	12414
SFRA Flood Z	one:		0.00	Within	300m of retail centre bo	oundary:
Environment A	gency Flood Zone:		0.00	Agricu	Iltural Land Class:	
Health and Sat	fety Executive Haza	·d:	No	Strate	gic Employment Buffer:	0.0
Health and Sat	fety Executive Gas F	Pipeline:	No	Conse	ervation Areas	Ν
Ancient Monur	ment/Battlefield(%):		0.00	Listed	Buildings:	Ν
Public Rights of	of Way:		No			
Other commen	nts/observations on s	ite characteristi	cs:			

# **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?:	
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?:

Site?: No

Within 100m of Minerals Safeguarding Site?:

No

Site Ref: 1181A

#### Site Name: Land at The Sycamores, Bramhope , LS16 Site A

Planning History						
Planning App No.	Proposal	Received	Decision	Status	Site %	
H29/57/92/	Detached slurry store to farm.	13/04/1992	28/07/1992	А	99.93	
29/41/98/FU	25 dwelling houses	06/03/1998	22/01/2002	R	69.76	

Leeds Bradford Corridor:

Green Belt assessment - only completed where s	ite 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 u area and undeveloped land?	ırban 🗌
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 conta development?	in 🔽
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 significant unprotected tree/hedge cover?	d, or
Does the site include grade 1, 2, or 3a agricultural land?	
Does the site contain buildings?	ural use?
Overall countryside Encroachment Conclusion	
The site does not perform an important role in safeguarding the countryside fro	om encroachment
Preserve the setting and special character of historic towns	
Is the site within or adjacent to a conservation area, listed building or other his feature?	torical
If yes, could development preserve this character?:	
Overall Character Preservation Conclusion:	
Development of the site would have no effect on the setting and special charac	cter of historic features
Greenbelt Assessment Conclusion:	
Development of site could create a rounding off of the settlement and would b housing on three sides.	be contained by the road and
Conformity with Core Strategy	
Main Urban Area Main Urban Area Extension	Brownfield
Major Settlement Major Settlement Extension	Greenfield
Smaller Settlement Smaller Settlement Extension	Mixed
Villages/Rural Village/Rural Extension	
Development unrelated to existing development	
Regeneration Priority Area:	
Inner South Leeds: 0.00 Aire Valle	ey: 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.

West Leeds Gateway:

0.00

0.00

#### Site Name: Land at The Sycamores, Bramhope , LS16 Site A

East Leeds

Availability:	Suitability: Achievability:	
ummary of Infra	structure provider comments and other planning requ	irements
Leeds City Council I		Donk (4.5
Accessibility comment	essible to primary and secondary education but lacks local services and	Rank (1-5
	nsport Core Strategy standards. Half site has access to 3 buses per hour.	2
Access Comments		Rank (1-5
Road width needs wider require additional land.	ning, may not be adequate width in highway. End of road not adopted, may	3
Local network comme	nt	Rank (1-5
Local congestion, mitiga	ation required	3
Mitigation measure		Total sco
Unknown at this stage		8
		0
Support?	Need to combine with other sites: Suitability for partial	development:
No	No	
No	No	
	No	
No <b>Highways Agency</b> No objection	No	
Highways Agency	No	
Highways Agency	No	
Highways Agency No objection Network Rail : Biodiversity West Yorkshire Ecolog	y and LCC Ecology Officer: Boundary Amendment	
Highways Agency No objection Network Rail : Biodiversity		
Highways Agency No objection Network Rail : Biodiversity West Yorkshire Ecolog	y and LCC Ecology Officer: Boundary Amendment	
Highways Agency No objection Network Rail : Biodiversity Nest Yorkshire Ecolog Supported	y and LCC Ecology Officer: Boundary Amendment	
Highways Agency No objection Network Rail : Biodiversity Nest Yorkshire Ecolog Supported Natural England:	y and LCC Ecology Officer: Boundary Amendment	
Highways Agency No objection Network Rail : Biodiversity Nest Yorkshire Ecolog Supported Natural England: Education	y and LCC Ecology Officer: Boundary Amendment	
Highways Agency No objection Network Rail : Biodiversity Nest Yorkshire Ecolog Supported Natural England: Education	y and LCC Ecology Officer: Boundary Amendment	
Highways Agency No objection Network Rail : Biodiversity Nest Yorkshire Ecolog Supported Natural England: Education	y and LCC Ecology Officer: Boundary Amendment	Works Comme

Gas:

Electric:

Telecom:

Fire and Rescue Services:

#### Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

# **Gypsy**\_Traveller Site Assessment

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

## **Conclusion of Assessment**

#### **Conclusion summary:**

Green Belt site. Development of site A could create a rounding off of the settlement, but Highways access inadequate. The Sycamores carriageway is too narrow to support two way passing and there are no footways, there is no prospect of improving the road within the highway boundary. Poor accessibility.

Site Capacity (dwellings units):

31 **Flo** 

Floorspace sq m (Non residential):

0

#### **Residential Conclusion:**

Red

**Retail Conclusion:** 

**Employment Conclusion:** 

Site Ref: 1181B

#### Site Name: Land at The Sycamores, Bramhope , LS16 Site B

Site Detai	ls						
Northing:	442252		Area sq m:		61012.78	Ward	Adel and Wharfedale
Easting:	425849		Area Ha:		6.101278	HMCA:	Outer North West
Site Characteristics							
Land Use							
Existing Use 1:		Agricultu	ure				
Existing Use 2:							
Existing Use 3:							
Neighbouring U	Jse 1	Agricultu	ure				
Neighbouring U	Jse 2:	Residen	itial - Dwellings	S			
Neighbouring U	Jse 3:	Recreat	ion & Leisure -	- Outdoor sp	ort facility		
Other uses:							
Site State:		Greenfie	eld				
Site Detail							
Topography:			Flat		Bound	laries:	Existing well defined
Natural Landsc	ape:		Limited Tree	Cover	Road	Frontage	$\checkmark$
Distance to Rai	il Station (m	etres):	3424.35		Distan	ce to bus stop (metres)	413.18
Nearest Railwa	y Station		Horsforth		Bus S	top ID	14216
SFRA Flood Zo	one:			0.00	Within	300m of retail centre bo	undary:
Environment Agency Flood Zone:			0.00	Agricu	Itural Land Class:		
Health and Safe	ety Executiv	e Hazar	d:	No	Strate	Strategic Employment Buffer:	
Health and Safe	ety Executiv	ve Gas P	ipeline:	No	Conse	ervation Areas	No
Ancient Monum	nent/Battlefi	eld(%):		0.00	Listed	Buildings:	Yes
Public Rights o	f Way:			Yes			
Other comment	Other comments/observations on site characteristics:						

# **UDP Designation**

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

Site?: No

Within 100m of Minerals Safeguarding Site?:

No

Site Ref: 1181B

#### Site Name: Land at The Sycamores, Bramhope , LS16 Site B

Planning History						
Planning App No.	Proposal	Received	Decision	Status	Site %	
H29/57/92/	Detached slurry store to farm.	13/04/1992	28/07/1992	А	100.00	

#### Site Name: Land at The Sycamores, Bramhope , LS16 Site B

Green Belt assessment -	only completed where site is v	within Green Be	elt
Check the unrestricted sprawl of larg	e built up areas		
Would development lead to/constitute ri	bbon development?		
Would development result in isolated de	evelopment?		
Is the site well connected to built up are	a (2+ boundaries with existing built up area)?		
Would development of the site effective	ly "round off" the settlement pattern?:	Yes	
Do natural/physical features provide a g area and undeveloped land?	ood existing barrier between existing urban		
Overall sprawl conclusion:			
High potential to lead to unrestricted sp	rawl		
Prevent neighbouring towns from me	erging		
Would development of the site lead to p	physical connection of settlements?		
Do natural/physical features provide a g development?	good existing barrier/boundary to contain		
Overall Coalescence Conclusion:			
No merging but there is no defensible b	oundary		
Assist in safeguarding countryside fr	rom encroachment		
Is there a strong defensible boundary b	etween the site and the existing urban area?	$\checkmark$	
Does the site provide access to the cou	•		
Does the site include local or national c	onservation designated areas?		
Does the site include areas of woodland significant unprotected tree/hedge cove	ds, trees, hedgerows that are protected, or r?		
Does the site include grade 1, 2, or 3a a	agricultural land?	$\checkmark$	
Does the site contain buildings?	Are these in agricultural use?		
Overall countryside Encroachment Con	clusion		
The site does not perform an important	role in safeguarding the countryside from encroa	chment	
Preserve the setting and special char	racter of historic towns		
Is the site within or adjacent to a conser feature?	rvation area, listed building or other historical		
If yes, could development preserve this	character?:		
Overall Character Preservation Conclus	sion:		
	effect on the setting and special character of his	toric features	
Greenbelt Assessment Conclusion:			
	could set a precedent for unrestricted urban spra	awl to the south of	
Conformity with Core St	rategy		
Main Urban Area	Main Urban Area Extension	Brownfield	
Major Settlement	Major Settlement Extension	Greenfield	
Smaller Settlement	Smaller Settlement Extension	Mixed	
Villages/Rural	Village/Rural Extension		-
Developmen	t unrelated to existing development		
Regeneration Priority Area:			
Inner South Leeds:	0.00 Aire Valley:		0.0
Leeds Bradford Corridor:	0.00 West Leeds Gatew	ay:	0.0

#### Site Name: Land at The Sycamores, Bramhope , LS16 Site B

East Leeds

Availability:	Suitability:	Achievability:	
Summary of Infrast	ructure provider cor	nments and other planning requi	ements
Leeds City Council Hig	hways inc Metro		
Accessibility comment			Rank (1-5
One quarter of site ok for e Strategy. Half site in 3 buse		es and does not meet Public Transport Core	2
Access Comments			Rank (1-5
Road width needs widenin require additional land.	ng, may not be adequate width	n in highway. End of road not adopted, may	3
Local network comment		, i i i i i i i i i i i i i i i i i i i	Rank (1-5
Local congestion, mitigatic	n required		3
N#41			Tatal as a
Mitigation measure Unknown at this stage			Total sco
Unknown at this stage			8
Support?	Need to combine wit	h other sites: Suitability for partial d	evelopment:
No	No		
Highways Agency			
No objection			
Network Rail :			
Biodiversity			
West Yorkshire Ecology a	Ind LCC Ecology Officer:	Boundary Amendment	
Supported			
Natural England:			
Education			
Drainage/Water/Floodi	ng		
Environment Agency Con	nments:	Environment Agency Constraints:	
			Vorks Comme
Yorkshire Water Commer	ts:	Yorkshire Water Waste Water Treatment V	
Yorkshire Water Commer	ts:	Knostrop High Level	

Gas:

Electric:

Telecom:

Fire and Rescue Services:

#### Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

## **Gypsy** \_**Traveller Site Assessment**

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

## **Conclusion of Assessment**

#### **Conclusion summary:**

Green Belt site. Development of site B could set a precedent for urban sprawl to the south of Bramhope. Highways access inadequate. The Sycamores carriageway is too narrow to support two way passing and there are no footways, there is no prospect of improving the road within the highway boundary to the east of the site to the A660. Poor accessibility.

Site Capacity (dwellings units):

137 **F** 

Floorspace sq m (Non residential):

0

#### **Residential Conclusion:**

Red

**Retail Conclusion:** 

**Employment Conclusion:** 

Site Details							
Northing:	445146	Area sq m:	11:	2584.51	Ward	Otley and Y	eado
Easting:	418670	Area Ha:	11.	.258451	HMCA:	Outer North	Wes
Site Charact	teristics						
Land Use							
Existing Use 1:	Agricu	ulture					
Existing Use 2:	Trans	port - Waterways					
Existing Use 3:							
Neighbouring Use	1 Agricu	ulture					
Neighbouring Use	2: Recre	ation & Leisure -	Outdoor spor	t facility			
Neighbouring Use	3: Resid	ential - Dwellings					
Other uses:							
Site State:	Greer	nfield					
<u>Site Detail</u>							
Topography:		Sloping		Bound	laries:	Poorly defined	
Natural Landscape	e:	Limited Tree	Cover	Road	Frontage	$\checkmark$	
Distance to Rail Sta	ation (metres):	2938.55		Distan	ce to bus stop (metres)	231.18	
Nearest Railway St	tation	Guiseley		Bus S	top ID	5221	
SFRA Flood Zone:			1.00	Within	300m of retail centre bo	undary:	
Environment Agene	cy Flood Zone	:	1.00	Agricu	Agricultural Land Class:		
Health and Safety I	Executive Haz	ard:	No	Strate	gic Employment Buffer:		0.00
Health and Safety	Executive Gas	Pipeline:	No	Conse	ervation Areas		No
Ancient Monument	/Battlefield(%)	:	0.00	Listed	Buildings:		No
Public Rights of Wa	ay:		No				
Other comments/ol	bservations or	site characterist	ics:				

Other comments/observations on site characteristics:

## **UDP Designation**

Greenbelt - N32 (%):	98.59	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?:

Site?: No

Within 100m of Minerals Safeguarding Site?:

No

## Site Ref: 1196 Site Name: Land off West Busk Lane, Otley LS21

**Planning History** 

Green Belt assessment	- only completed where site is v	vithin Green Belt
Check the unrestricted sprawl of I	arge built up areas	
Would development lead to/constitut	e ribbon development?	
Would development result in isolated	d development?	
Is the site well connected to built up	area (2+ boundaries with existing built up area)?	
Would development of the site effect	tively "round off" the settlement pattern?:	No
Do natural/physical features provide area and undeveloped land?	a good existing barrier between existing urban	
Overall sprawl conclusion:		
High potential to lead to unrestricted	•	
Prevent neighbouring towns from		
	to physical connection of settlements? a good existing barrier/boundary to contain	
Overall Coalescence Conclusion:		
No merging but there is no defensibl	e boundary	
Assist in safeguarding countrysid	e from encroachment	
Is there a strong defensible boundar	y between the site and the existing urban area?	
Does the site provide access to the	countryside?	
Does the site include local or nationa	al conservation designated areas?	
Does the site include areas of wood significant unprotected tree/hedge co	ands, trees, hedgerows that are protected, or over?	
Does the site include grade 1, 2, or 3	3a agricultural land?	$\checkmark$
Does the site contain buildings?	Are these in agricultural use?	
Overall countryside Encroachment C	Conclusion	
The site does not perform an importa	ant role in safeguarding the countryside from encroa	chment
Preserve the setting and special c	haracter of historic towns	
Is the site within or adjacent to a cor feature?	nservation area, listed building or other historical	
If yes, could development preserve t	his character?:	
Overall Character Preservation Con	clusion:	
Development of the site would have	no effect on the setting and special character of his	toric features
Greenbelt Assessment Conclusio	n:	
	tricted sprawl. and would not round off the settleme idential properties unrelated to the settlement form.	
Conformity with Core	Strategy	
Main Urban Area	Main Urban Area Extension	Brownfield
Major Settlement	Major Settlement Extension	Greenfield
Smaller Settlement	Smaller Settlement Extension	Mixed
Villages/Rural	Village/Rural Extension	
	nent unrelated to existing development	
Regeneration Priority Area:		0.0
Inner South Leeds:	0.00 Aire Valley:	0.0 av: 0.0
Leeds Bradford Corridor:	0.00 West Leeds Gatew	ay. 0.00

East Leeds

Availability: Unknown	Suitability: No	Achievability: Unknown
Summary of Infra	structure provider comments and c	ther planning requirements
Leeds City Council	Highways inc Metro	
Accessibility commen	t	Rank (1-5
Poor access to employr	nent and public transport. Average access to local s	ervices 2
Access Comments		Rank (1-5
Poor access visibility o	nto adopted highway, needs access through site 131	7 2
Local network comme	ent	Rank (1-5
Possible cummulative i	mpact in local area	4
Mitigation measure		Total sco
needs adjacent land/dv	velling for access, improvements to PT	8
Support?	Need to combine with other sites:	Suitability for partial development:
no	yes with 1317	yes with access
Highways Agency		
Network Rail :		
<u>Biodiversity</u>		
West Yorkshire Ecolog	gy and LCC Ecology Officer: Boundar	y Amendment

Not supported (RED). No site-based designations but Gill Beck and adjacent land in the west of this site has protected species and good quality riparian habitat including a strip of woodland. Protected species to consider - Otter, White Clawed Crayfish and bats Supported with mitigation if Red hatched areas are exluded and the boundary is ammended as per Drawing RM/1196. Mitigation will still be required to protect and enhance western, northen and eastern boundaries. No development should be allowed within 30 metres of the Gill Beck and the land adjacent to Gill Beck should not be used for public access.

#### Natural England:

**Education** 

#### Drainage/Water/Flooding

#### **Environment Agency Comments:**

A significant proportion of this site is classified as flood zone 3 and 2 on the EA flood map (high & medium flood risk). A sequential approach to the development layout should direct development to the flood zone 1 area.

#### **Environment Agency Constraints:**

FZ 2 & 3

Yorkshire Water Comments:

Yorkshire Water Waste Water Treatment Works Comme

## Site Ref: 1196 Site Name: Land off West Busk Lane, Otley LS21

Surface water sewer within eastern part of the site.

Otley

LCC Flood Risk Management:

<u>Utilities</u>

Gas:

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage** 

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

## Gypsy \_Traveller Site Assessment

Could site be effectively	Yes	No	Maybe
managed	(Text)		
Would gypsies and	Yes	No	Maybe
travellers live on the	(Text)		
site?			
Proximity to housed	Yes	No	
gypsies and travellers	(Text)		
651			
Experience of previous	Yes	No	Unknown
encampments	(Text)		OHKHOWH
encampments	()		

## **Conclusion of Assessment**

#### Conclusion summary:

Green Belt site. Development would represent unrestricted sprawl and would not round off the settlement, but represent a large extension to the north of existing residential properties unrelated to the settlement form. No defensible Green Belt boundary - boundaries are poorly defined. Highways concerns re access.

Site Capacity (dwellings units):

198

Floorspace sq m (Non residential):

0

**Residential Conclusion:** 

**Retail Conclusion:** 

**Employment Conclusion:** 

Red

Site Ref: 1197

### Site Name: Cross Green Rugby Ground and Allotments, Otley, LS21

Site Detail	S							
Northing:	445822		Area sq m:	:	26515.22	Ward	Otley and	l Yeadon
Easting:	420634	· .	Area Ha:	2	2.651522	HMCA:	Outer No	orth West
Site Chara	octerist	ics						
Land Use								
Existing Use 1:		Recreati	on & Leisure -	Outdoor spo	ort facility			
Existing Use 2:		Recreati	on & Leisure -	Allotment an	d city farm			
Existing Use 3:								
Neighbouring U	se 1	Residen	tial - Dwellings	6				
Neighbouring U	se 2:	Recreati	on & Leisure -	Outdoor spo	rt facility			
Neighbouring U	se 3:	Retail - S	Shops					
Other uses:								
Site State:		Greenfie	eld					
<u>Site Detail</u>								
Topography:			Flat		Bound	daries:	Existing well de	efined
Natural Landsca	ape:		Limited Tree	Cover	Road	Frontage	$\checkmark$	
Distance to Rail	Station (m	etres):	4021.83		Distan	nce to bus stop (metres)	189.38	
Nearest Railway	/ Station		Guiseley		Bus S	top ID	3299	
SFRA Flood Zor	ne:			1.00	Within	300m of retail centre bo	undary:	
Environment Ag	ency Flood	d Zone:		1.00	Agricu	Iltural Land Class:		
Health and Safe	ety Executiv	/e Hazaro	d:	No	Strate	Strategic Employment Buffer:		0.00
Health and Safe	ety Executiv	/e Gas P	ipeline:	No	Conse	ervation Areas		Yes
Ancient Monum	ent/Battlefi	eld(%):		0.00	Listed	Buildings:		Yes
Public Rights of	Way:			Yes				
Other comments	s/observati	ons on si	te characterist	ics:				

## **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:	35.14	Other?:	
Proposed Greenspace - N5:	0.00		
Nature Conservation Area - N50:	1.00		
Protected Playing Pitch - N6:	64.84		

# Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:

ite?: No

Within 100m of Minerals Safeguarding Site?:

No

## Site Name: Cross Green Rugby Ground and Allotments, Otley, LS21

## **Planning History**

	-				
Planning App No.	Proposal	Received	Decision	Status	Site %
H29/258/89/	Alterations and extension to f orm dressing rooms and gymna sium, to clubhouse.	15/09/1989	23/10/1989	A	59.57
H29/59/74/	Alterations and extensions to form changing rooms and showe r room.	14/05/1974	16/09/1974	A	59.45
29/107/94/FU	New stand with corporate boxes above	01/06/1994	08/08/1994	А	64.81
H29/145/90/	Alterations and extension to f orm tearoom, kitchen, entra nce lobby and first floor comm ittee room, to club house.	11/06/1990	23/07/1990	A	64.02
29/81/04/FU	Single storey extension to clubhouse covered stand raised viewing areas and relocation of garage	08/03/2004	17/05/2004	A	64.05
H29/339/80/	Outline application to erect e xtension, to form enlar ged clubhouse, squash courts a nd tea rooms, to rugby club	27/10/1980	20/11/1980	W	64.17
H29/106/79/	Alterations and extensions, to form new toilets and kitch en, to rugby club.	27/03/1979	04/06/1979	А	63.51
H29/47/83/	Alterations to from dressing r ooms, and store and exten sions to form dressing rooms, referees room and gymroom an	17/03/1983	11/04/1983	A	64.05
H29/235/79/	Alterations and extension, to form lounge with bar, barand e nlarged bar store, to rugby cl ub.	13/06/1979	18/07/1979	A	64.02
H29/76/81/	Alterations and extension, to form lounge, entrance lobby , toilets, bar area and beer s tore, to rugby club.	16/03/1981	05/05/1981	А	63.93

## Site Name: Cross Green Rugby Ground and Allotments, Otley, LS21

Green Belt assessment	- only completed where site is v	within Green E	Belt
Would development of the site effecti	e ribbon development?		
·	merging o physical connection of settlements? a good existing barrier/boundary to contain		
Does the site provide access to the c Does the site include local or national	<ul> <li>between the site and the existing urban area?</li> <li>ountryside?</li> <li>I conservation designated areas?</li> <li>ands, trees, hedgerows that are protected, or ver?</li> <li>a agricultural land?</li> <li>Are these in agricultural use?</li> </ul>		
Preserve the setting and special cl Is the site within or adjacent to a const feature? If yes, could development preserve th Overall Character Preservation Conc	servation area, listed building or other historical nis character?:		
Greenbelt Assessment Conclusion			
Conformity with Core S Main Urban Area Major Settlement Smaller Settlement Villages/Rural Developm	Main Urban Area Extension Major Settlement Extension Smaller Settlement Extension Village/Rural Extension	Brownfield Greenfield Mixed	
<u>Regeneration Priority Area:</u> Inner South Leeds: Leeds Bradford Corridor:	0.00 Aire Valley: 0.00 West Leeds Gatew	vay:	0.00

## Site Name: Cross Green Rugby Ground and Allotments, Otley, LS21

East Leeds

	determine A	chievability:	Long term (11+ years)
ummary of Infrastructure provider com	ments and oth	er plannir	g requirements
Leeds City Council Highways inc Metro			
Accessibility comment			Rank (1-5
Public Transport not in line with Core Strategy accessibility employment, health and education	/ standards but meets	accessibility f	or 3
Access Comments			Rank (1-5
Adequate frontage			5
			5
Local network comment			Rank (1-5
Local congestion issues.			3
			3
Mitigation measure			Total sco
Unknown at this stage			
Support? Need to combine with	other sites:	Suitability f	or partial development:
yes with mitigation no		yes	
Highways Agency			
n/a			
Network Rail :			
Biodiversity			
West Yorkshire Ecology and LCC Ecology Officer:	Boundary /	Amendment	
	Boundary /	Amendment	
West Yorkshire Ecology and LCC Ecology Officer: Supported	Boundary /	Amendment	
West Yorkshire Ecology and LCC Ecology Officer:	Boundary /	Amendment	
West Yorkshire Ecology and LCC Ecology Officer: Supported	Boundary /	Amendment	
West Yorkshire Ecology and LCC Ecology Officer: Supported Natural England:	Boundary /	Amendment	
West Yorkshire Ecology and LCC Ecology Officer: Supported Natural England: Education	Boundary /	Amendment	
West Yorkshire Ecology and LCC Ecology Officer: Supported Natural England: Education Drainage/Water/Flooding			fs:
West Yorkshire Ecology and LCC Ecology Officer: Supported Natural England: Education Drainage/Water/Flooding Environment Agency Comments:	Boundary /		ts:
West Yorkshire Ecology and LCC Ecology Officer: Supported Natural England: Education Drainage/Water/Flooding Environment Agency Comments: A proportion of the northern area of this site is classified as flood zone 2 on the EA flood map (medium flood risk). A sequential approach to the development layout	Environment Age		ts:
West Yorkshire Ecology and LCC Ecology Officer: Supported Natural England: Education Drainage/Water/Flooding	Environment Age	ncy Constrair	ts:

**Utilities** 

Gas:
------

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

## Gypsy \_Traveller Site Assessment

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

## **Conclusion of Assessment**

#### **Conclusion summary:**

Residential would be contrary to UDP designation; Protected playing pitches (N6) and allotments (N1A). Loss of greenspace would need to be considered through the greenspace review. See greenspace section page 21, question G8. No highways concerns.

Site Capacity (dwellings units):

80

Floorspace sq m (Non residential):

**Residential Conclusion:** 

Retail Conclusion:

Employment Conclusion:

Red

Site Ref:	1	2	0	4
-----------	---	---	---	---

Site Detail	S						
Northing:	443460	Area sq m:	126	921.30	Ward	Adel and Wha	rfedale
Easting:	424291	Area Ha:	12	.69213	HMCA:	Outer North	n West
Site Chara	acteristics						
Land Use							
Existing Use 1:	Agricul	ture					
Existing Use 2:	Reside	ntial - Dwellings	;				
Existing Use 3:							
Neighbouring U	se 1						
Neighbouring U	se 2: Agricul	ture					
Neighbouring U	se 3:						
Other uses:							
Site State:	Greenf	ield					
Site Detail							
Topography:		Sloping		Bound	laries:	Poorly defined	
Natural Landsca	ape:	Limited Tree	Cover	Road	Frontage	$\checkmark$	
Distance to Rai	Station (metres):	4322.31		Distan	ce to bus stop (metres)	502.49	
Nearest Railwa	y Station	Horsforth		Bus S	top ID	11562	
SFRA Flood Zo	ne:		0.00	Within	300m of retail centre bo	undary:	
Environment Ag	gency Flood Zone:		0.00	Agricu	Itural Land Class:		
Health and Safe	ety Executive Haza	rd:	No	Strate	gic Employment Buffer:		0.00
Health and Safe	ety Executive Gas	Pipeline:	Yes	Conse	ervation Areas		Yes
Ancient Monum	ent/Battlefield(%):		0.00	Listed	Buildings:		Yes
Public Rights of	Way:		Yes				
Other comment	s/observations on	site characterist	ics:				

## **UDP Designation**

Greenbelt - N32 (%):	99.98	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.00	Rural Land - RL1:	0.00
City Centre Primary Shopping Quarter - CC27 (%):	0.00	Town Centre - S2:	0.00
Greenspace - N1:	0	Special Landscape Area - N37:	1.00
Allotments - N1A:	0.00	Other?:	
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?:

Site?: No

Within 100m of Minerals Safeguarding Site?:

No

**Planning History** 

Green Belt assessmer	nt - only completed where site is within Green B	elt
Would development of the site effe	tute ribbon development?	
Overall sprawl conclusion: High potential to lead to unrestricte Prevent neighbouring towns fro	•	
Do natural/physical features provid development?	d to physical connection of settlements?	
Overall Coalescence Conclusion: No merging but there is no defens	ible boundary	
Assist in safeguarding countrys	ide from encroachment	
Does the site provide access to th Does the site include local or natio Does the site include areas of woo significant unprotected tree/hedge Does the site include grade 1, 2, o Does the site contain buildings? <u>Overall countryside Encroachmen</u> The site does not perform an impo <b>Preserve the setting and special</b>	onal conservation designated areas?   odlands, trees, hedgerows that are protected, or   cover?   or 3a agricultural land?   ✓   Are these in agricultural use?   ✓   Are these in agricultural use?   ✓   t Conclusion   Instant role in safeguarding the countryside from encroachment I character of historic towns Instant role in safeguarding the countryside from encroachment I character of historic towns Instant role in agricultural use? I character of historic towns I character in the protect of the pr	
	re marginal effect on the setting & special character of historic features, which	пс
	ion: bite would constitute ribbon development along Old Lane and create potential borly defined boundary. The site does not relate well to the existing settlement	
Conformity with Core	e Strategy	
Main Urban Area Major Settlement Smaller Settlement Villages/Rural Develo	Main Urban Area Extension       Brownfield         Major Settlement Extension       Greenfield         Smaller Settlement Extension       Mixed         Village/Rural Extension       Image: Compare the settlement         pment unrelated to existing development       Image: Compare the settlement	
Regeneration Priority Area:		
Inner South Leeds: Leeds Bradford Corridor:	<ul><li>0.00 Aire Valley:</li><li>0.00 West Leeds Gateway:</li></ul>	0.00 0.00

East Leeds

,	(0-5yrs)	Suitability:	LDF to determine	Achievability:	Long term (11	+ years)
Summary of Infras	structure	provide	r comments and	other plann	ing require	ments
Leeds City Council H	lighways ir	nc Metro				
Accessibility comment						Rank (1-5
Does not meet accessibi hour zone as crow flies b					buses per	1
Access Comments					U.	Rank (1-5
Narrow unlit country lane	e unsuitable f	or large dev	relopment			1
Local network commen	nt				I	Rank (1-5
Local congestion						3
Mitigation measure						Total sco
Unknown at this stage						5
Support?	Ne	ed to comb	ine with other sites:	Suitabilit	y for partial dev	elopment:
no	no			no		
Highways Agency						
n/a						
<u>Network Rail :</u>						
Biodiversity						
Diodiversity	y and LCC E	cology Offi		ary Amendment		
West Yorkshire Ecology						
West Yorkshire Ecology Supported						
West Yorkshire Ecology Supported						
West Yorkshire Ecology Supported						
West Yorkshire Ecology						
West Yorkshire Ecology Supported Natural England:	ding					
West Yorkshire Ecology Supported Natural England: Education Drainage/Water/Floor				t Agency Constr	aints:	
West Yorkshire Ecology Supported Natural England: Education	omments:		Environmen	t Agency Constr ater Waste Wate		rks Comme

<u>Utilities</u>

Gas:

Electric:

Telecom:

Fire and Rescue Services:

#### Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

## **Gypsy** \_**Traveller Site Assessment**

	× /		
Could site be effectively	Yes	No	Maybe
managed	(Text)		
	N	NL-	NA
Would gypsies and	Yes	No	Maybe
travellers live on the	(Text)		
site?			
ono.			
Proximity to housed	Yes	No	
		NO	
gypsies and travellers	(Text)		
Experience of previous	Yes	No	Unknown
	(Text)	110	e in a le final de la final de
encampments	(10,1)		

## **Conclusion of Assessment**

#### Conclusion summary:

Green Belt site. Development of site would constitute ribbon development along Old Lane and create potential for sprawl to the north given the poorly defined boundary. The site does not relate well to the existing settlement. Highways concerns regarding access and accessibility.

Site Capacity (dwellings units):

Floorspace sq m (Non residential):

**Residential Conclusion:** 

Red

**Retail Conclusion:** 

285

**Employment Conclusion:** 

Site Ref: 1317

# Site Name: House and Garden 105 West Busk Lane Otley LS21 3LX

Site Detai	ls							
Northing:	444909	Area sq m:		4277.29	Ward	Otley and Yeador		
Easting:	418517	Area Ha:	0	.427729	HMCA:	Outer North Wes		
Site Chara	acteristics	3						
Land Use								
Existing Use 1:	Re	sidential - Dwellings						
Existing Use 2:	Va	cant and derelict - V	acant land					
Existing Use 3:								
Neighbouring L	Neighbouring Use 1 Residential - Dwellings							
Neighbouring L	Jse 2: Re	creation & Leisure -	Outdoor spor	t facility				
Neighbouring L	Jse 3:							
Other uses:								
Site State:	Par	t greenfield and bro	wnfield					
Site Detail								
Topography:		Flat		Bound	daries:	Partially well-defined		
Natural Landsc	ape:	Limited Tree	Cover	Road	Frontage	$\checkmark$		
Distance to Rai	il Station (metre	es): 2716.91		Distar	nce to bus stop (metres)	69.71		
Nearest Railwa	y Station	Guiseley		Bus S	top ID	9872		
SFRA Flood Zo	one:		1.00	Within	300m of retail centre bo	oundary:		
Environment A	gency Flood Zo	ne:	1.00	Agricu	Itural Land Class:			
Health and Saf	ety Executive H	lazard:	No	Strate	ategic Employment Buffer: 0			
Health and Saf	ety Executive G	as Pipeline:	No	Conse	ervation Areas	vation Areas N		
Ancient Monum	nent/Battlefield(	%):	0.00	Listed	Buildings:	No		
Public Rights o	Public Rights of Way: No							
Other commen	ts/observations	on site characterist	ics:					

## **UDP Designation**

Greenbelt - N32 (%):	75.81	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?:

Site?: No

Within 100m of Minerals Safeguarding Site?:

No

# Site Name: House and Garden 105 West Busk Lane Otley LS21 3LX

## **Planning History**

Planning App No.	Proposal	Received	Decision	Status	Site %
29/192/02/FU	Part single storey and part 2 storey link extension and alterations to existing out buildings to form granny flat	19/08/2002	13/03/2003	W	98.57
H29/299/76/	Outline application to lay out access and erect 4 detac hed houses, to agricultural si te. (site area	20/07/1976	08/08/1977	A	39.63
29/238/02/FU	Part single storey and part 2 storey extension and alterations to existing out buildings	25/09/2002	02/04/2003	A	48.10
09/05594/FU	5 bedroom detached dwelling with integral double garage to garden site	24/12/2009	29/04/2010	R	52.45

Green Belt assessment - only completed where	e 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 Would development of the site effectively "round off" the settlement pattern Do natural/physical features provide a good existing barrier between existing area and undeveloped land?	n?: No
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 co 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 un Does the site provide access to the countryside? Does the site include local or national conservation designated areas?	ban area?
Does the site include areas of woodlands, trees, hedgerows that are prote significant unprotected tree/hedge cover?	ected, or
Does the site include grade 1, 2, or 3a agricultural land?         Does the site contain buildings?	icultural use?
Overall countryside Encroachment Conclusion	
The site does not perform an important role in safeguarding the countrysid	le from encroachment
Preserve the setting and special character of historic towns	
Is the site within or adjacent to a conservation area, listed building or othe feature?	r historical
If yes, could development preserve this character?:	
Overall Character Preservation Conclusion:	
Development of the site would have no effect on the setting and special ch	naracter of historic features
Greenbelt Assessment Conclusion: Green Belt site. Site contained by boundary of beck thereby limiting poter	ntial sprawl.
Conformity with Core Strategy	
Main Urban Area Main Urban Area Extensio	Biowillield
Major Settlement Major Settlement Extension	
Smaller Settlement Smaller Settlement Extens	
Villages/Rural Village/Rural Extension	
Development unrelated to existing developmen Regeneration Priority Area:	
	Valley: 0.00
	t Leeds Gateway: 0.00

# Site Name: House and Garden 105 West Busk Lane Otley LS21 3LX

East Leeds

HLAA Conclusi	ons			
Availability: Short term	(0-5yrs) Suitability: No		Achievability: Unknown	
Summary of Infra	structure provider co	omments and ot	her planning requ	irements
Leeds City Council H				
Accessibility comment				Rank (1-
Poor access to employm	ent and public transport. Avera	age access to local ser	vices	2
Access Comments				Rank (1-
	d to bring private road to adopt with tree on adopted highway i		s initially off private	3
Local network comme	nt			Rank (1-
Possible cummulative in	npact in local area			4
Mitigation measure				Total sco
needs access and footw	ay improvements			9
Support?	Need to combine w	ith other sites:	Suitability for partial	development:
no	yes with 1317		yes with access	
<u>Highways Agency</u> Network Rail :				
Biodiversity				
	y and LCC Ecology Officer:	Boundary	Amendment	
Not supported (RED). No and adjacent land in the and good quality riparian	o site-based designations but G west of this site has protected habitat including a strip of woo sider - Otter, White Clawed Cra	species excluded a odland. Drawing R ayfish protect and developme Gill Beck a	with mitigation if Red hato and the boundary is amme M/1317. Mitigation will stil d enhance the western boi ent should be allowed with and the land adjacent to Gi r public access.	nded as per I be required to undary. No in 20 metres of t
Natural England:				
Education				
Drainage/Water/Floo	ding			
Environment Agency C		Environment Ag	ency Constraints:	
This site lies in flood zon Development should be a	e 3 on the EA Flood Map. avoided in this area.	FZ 2 & 3		
Yorkshire Water Comm	ents:	Yorkshire Water	· Waste Water Treatment	Works Comme
		Otley		

LCC Flood Risk Management:

U	ti	lit	ie	s

Gas:

Electric:

Telecom:

Fire and Rescue Services:

#### **Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

## Gypsy \_Traveller Site Assessment

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

## **Conclusion of Assessment**

#### Conclusion summary:

Green Belt site. Site contained by boundary of beck thereby limiting potential sprawl. However, Highways concerns as access is off private road. Within flood zone 3a (high risk).

Site Capacity (dwellings units):

12

Floorspace sq m (Non residential):

0

**Residential Conclusion:** 

Retail Conclusion:

**Employment Conclusion:** 

Red

Site Ref: 1369

### Site Name: Land at Old Pool Bank, Pool in Wharfedale, Otley, LS21

Site Detai	ls					
Northing:	444999	Area sq m:	110	671.19	Ward	Adel and Wharfedale
Easting:	424319	Area Ha:	11.0	067119	HMCA:	Outer North West
Site Chara	acteristics					
Land Use						
Existing Use 1:	Agricu	ture				
Existing Use 2:	5					
Existing Use 3:						
Neighbouring U	lse 1 Reside	ntial - Dwelling	S			
Neighbouring U	Jse 2: Agricu	ture				
Neighbouring U	lse 3:					
Other uses:						
Site State:	Greent	ield				
Site Detail						
Topography:		Sloping		Bound	laries:	Existing well defined
Natural Landsc	ape:	Limited Tree	Cover	Road I	Frontage	$\checkmark$
Distance to Rai	I Station (metres):	5860.84		Distan	ce to bus stop (metres)	249.32
Nearest Railwa	y Station	Horsforth		Bus St	top ID	9378
SFRA Flood Zo	one:		0.00	Within	300m of retail centre bo	undary:
Environment Ag	gency Flood Zone:		0.00	Agricu	Itural Land Class:	
Health and Safe	ety Executive Haza	ırd:	No	Strate	gic Employment Buffer:	0.00
Health and Safety Executive Gas Pipeline:		Yes	Conse	ervation Areas	Yes	
Ancient Monum	nent/Battlefield(%):		0.00	Listed	Buildings:	No
Public Rights o	f Way:		No			
Other comment	ts/observations on	site characteris	tics:			

## **UDP Designation**

Greenbelt - N32 (%):	2.74	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	90.32	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:	1.00		
Protected Playing Pitch - N6:	0.00		

## Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:

Site?: No

Within 100m of Minerals Safeguarding Site?:

No

# Site Name: Land at Old Pool Bank, Pool in Wharfedale, Otley, LS21

## **Planning History**

	,				
Planning App No.	Proposal	Received	Decision	Status	Site %
H29/303/91/	Outline application to layout access & carry out residential development to agricultural site. (site area 0.41ha)	31/12/1991	07/09/1993	A	65.34
H29/302/91/	Const of access & change of use of farm buildings to 3, 2 bedroom dwelling houses & 1, 4 bedroon dwelling house	31/12/1991	07/09/1993	A	65.34

## Site Name: Land at Old Pool Bank, Pool in Wharfedale, Otley, LS21

Green Belt assessment -	only completed where site is	within Green Belt
Check the unrestricted sprawl of larg		
Would development result in isolated d	evelopment?	
Is the site well connected to built up are	ea (2+ boundaries with existing built up area)?	
Would development of the site effective	ely "round off" the settlement pattern?:	
Do natural/physical features provide a g area and undeveloped land?	good existing barrier between existing urban	
Overall sprawl conclusion:		
Prevent neighbouring towns from m	erging	
Would development of the site lead to	physical connection of settlements?	
Do natural/physical features provide a development?	good existing barrier/boundary to contain	
Overall Coalescence Conclusion:		
Assist in safeguarding countryside f	rom encroachment	
Is there a strong defensible boundary b	between the site and the existing urban area?	
Does the site provide access to the cou	•	
Does the site include local or national of		
	ds, trees, hedgerows that are protected, or	
Does the site include grade 1, 2, or 3a	agricultural land?	
Does the site contain buildings?	Are these in agricultural use?	
Overall countryside Encroachment Cor	nclusion	
Preserve the setting and special cha	racter of historic towns	
Is the site within or adjacent to a conse feature?	rvation area, listed building or other historical	
If yes, could development preserve this	s character?:	
Overall Character Preservation Conclu	sion:	
Greenbelt Assessment Conclusion:		
Existing Protected Area of Search (PA	S) site in Unitary Development Plan	
Conformity with Core St	rategy	
Main Urban Area	Main Urban Area Extension	Brownfield
Major Settlement	Major Settlement Extension	Greenfield
Smaller Settlement	Smaller Settlement Extension	Mixed
Villages/Rural	Village/Rural Extension	
Developme	nt unrelated to existing development	
Regeneration Priority Area:		
Inner South Leeds:	0.00 Aire Valley:	0.0
Leeds Bradford Corridor:	0.00 West Leeds Gate	way: 0.0

## Site Name: Land at Old Pool Bank, Pool in Wharfedale, Otley, LS21

East Leeds

Availability: Short term (0-5yrs) Suitability: LDF	to determine Achievability: Mec	lium term (6-10 years)
Summary of Infrastructure provider co	mments and other planning	requirements
Leeds City Council Highways inc Metro		David (4.6
Accessibility comment Access to primary education ok for half of site. Poor for i	emaining services. Possible mitigation for	Rank (1-5
226 houses		2
Access Comments		Rank (1-
Relies on site 1095 and Pool Bank Bypass		3
		5
Local network comment		Rank (1-5
Local congestion, mitigation required		2
Mitigation measure		Total sco
By-pass and off site improvements required		7
		•
Support? Need to combine wi	th other sites: Suitability for p	partial development:
yes with substantial mitigation yes	yes with mitigati	on
Highways Agency		
n/a		
Network Rail :		
Biodiversity		
Biodiversity West Yorkshire Ecology and LCC Ecology Officer:	Boundary Amendment	
	Boundary Amendment	
Nest Yorkshire Ecology and LCC Ecology Officer:		
Nest Yorkshire Ecology and LCC Ecology Officer:		
West Yorkshire Ecology and LCC Ecology Officer: Supported Natural England:		
West Yorkshire Ecology and LCC Ecology Officer: Supported		
West Yorkshire Ecology and LCC Ecology Officer: Supported Natural England:		
West Yorkshire Ecology and LCC Ecology Officer: Supported Natural England:		
West Yorkshire Ecology and LCC Ecology Officer: Supported Natural England: Education		
West Yorkshire Ecology and LCC Ecology Officer:         Supported         Natural England:         Education         Drainage/Water/Flooding		
West Yorkshire Ecology and LCC Ecology Officer:         Supported         Natural England:         Education         Drainage/Water/Flooding         Environment Agency Comments:	Environment Agency Constraints:	tment Works Commo
West Yorkshire Ecology and LCC Ecology Officer:         Supported         Natural England:         Education         Drainage/Water/Flooding		tment Works Comme

<u>Utilities</u>

Gas:

Electric:

Telecom:

Fire and Rescue Services:

#### **Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

**English Heritage:** 

## **Gypsy** \_**Traveller Site Assessment**

Could site be effectively	Yes	No	Maybe
managed	(Text)	1.10	
<b>3 1 1 1</b>			
Would gypsies and	Yes	No	Maybe
travellers live on the	(Text)	NO	Waybe
site?			
Proximity to housed	Yes	No	
gypsies and travellers	(Text)	•	
		[	· · · ·
Experience of previous	Yes	No	Unknown
encampments	(Text)		

## **Conclusion of Assessment**

#### **Conclusion summary:**

Existing Protected Area of Search (PAS) site on UDP.	Potentially suitable for housing however significant highway
infrastructure requirements.	

Site Capacity (dwellings units):

Floorspace sq m (Non residential):

#### **Residential Conclusion:**

**Retail Conclusion:** 

226

**Employment Conclusion:** 

\m	ber				

Site Details						
Northing:	445032	Area sq m:		14963.52	Ward	Otley and Yeado
Easting:	420599	Area Ha:		1.496352	HMCA:	Outer North Wes
Site Charac	teristic	S				
Land Use						
Existing Use 1:	Ot	ther - Auction Market	t			
Existing Use 2:	Tr	ansport - Car Parks				
Existing Use 3:						
Neighbouring Use	e 1 Ot	ffice				
Neighbouring Use	e 2: Re	esidential - Dwellings	6			
Neighbouring Use	e 3: Va	acant and derelict - $V$	acant land			
Other uses:						
Site State:	Br	ownfield				
Site Detail						
Topography:		Flat		Bound	laries:	Partially well-defined
Natural Landscap	e:	No Tree Cov	er	Road	Frontage	$\checkmark$
Distance to Rail S	station (metr	es): 3312.16		Distar	ice to bus stop (metres)	79.67
Nearest Railway S	Station	Guiseley		Bus S	top ID	3459
SFRA Flood Zone	):		0.00	Within	300m of retail centre bo	oundary:
Environment Ager	ncy Flood Z	one:	0.00	Agricu	Itural Land Class:	
Health and Safety	Executive	Hazard:	No	Strate	gic Employment Buffer:	0.0
Health and Safety	Executive	Gas Pipeline:	No	Conse	ervation Areas	Ye
Ancient Monumer	nt/Battlefield	(%):	0.00	Listed	Buildings:	N
Public Rights of V	Vay:		No			
Other comments/	observation	s on site characterist	ics:			

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?:	
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?:

Site?: No

Within 100m of Minerals Safeguarding Site?:

No

**Planning History** 

Green Belt assessment -	only completed where site is w	vithin Green Bel	t
Check the unrestricted sprawl of large Would development lead to/constitute r Would development result in isolated d	ibbon development?		
Is the site well connected to built up are	ea (2+ boundaries with existing built up area)?		
Nould development of the site effective Do natural/physical features provide a garea and undeveloped land?	ely "round off" the settlement pattern?: good existing barrier between existing urban		
Overall sprawl conclusion:			
Prevent neighbouring towns from m	erging		
Nould development of the site lead to	physical connection of settlements?		
Do natural/physical features provide a development?	good existing barrier/boundary to contain		
Overall Coalescence Conclusion:			
Assist in safeguarding countryside f	rom encroachment		
<b>o</b> ,	between the site and the existing urban area?		
Does the site provide access to the co	untryside?		
Does the site include local or national of			
Does the site include areas of woodlan significant unprotected tree/hedge cover	ds, trees, hedgerows that are protected, or er?		
Does the site include grade 1, 2, or 3a	agricultural land?		
Does the site contain buildings?	Are these in agricultural use?		
Overall countryside Encroachment Cor	nclusion		
Preserve the setting and special cha	racter of historic towns		
is the site within or adjacent to a conse feature?	ervation area, listed building or other historical		
f yes, could development preserve this	s character?:		
Overall Character Preservation Conclu	sion:		
Greenbelt Assessment Conclusion:			
Conformity with Core St	rategy		
Main Urban Area	Main Urban Area Extension	Brownfield	
Major Settlement	Major Settlement Extension	Greenfield	
Smaller Settlement	Smaller Settlement Extension	Mixed	
Villages/Rural	Village/Rural Extension		
	nt unrelated to existing development		
Regeneration Priority Area:			0.00
Inner South Leeds:	0.00 Aire Valley:	0.4	0.00
Leeds Bradford Corridor:	0.00 West Leeds Gatew	ay.	0.00

East Leeds

	rm (6-10 y	Suitability:	LDF to deter	mine	Achievability:	Medium ter	m (6-10 years)
Summary of Infra	structu	re provide	er commei	nts and o	ther plann	ing requi	rements
Leeds City Council	Highways	s inc Metro					
Accessibility commen						I	Rank (1-5
Bus services half hourly	to Leeds a	nd Bradford, e	edge of town ce	entre location	but no rail stati	on	5
Access Comments						, i	Rank (1-5
Adequate frontage, mit	igation work	٨S					4
							4
Local network comme	ent					ļ	Rank (1-5
Local congestion issue	s but existin	ng brownfield s	site, some mitig	gation require	d		5
							5
Mitigation measure						]	Total sco
20 mph funding							14
							14
Support?	1	Need to comb	oine with othe	r sites:	Suitabilit	y for partial of	levelopment:
							•
yes	n	10			yes		
yes	n	0			yes		
-	n	10			yes		
yes <mark>Highways Agency</mark> n/a	n	10			yes		
Highways Agency	n	10			yes		
<b>Highways Agency</b> n/a	n	10			yes		
Highways Agency n/a Network Rail : Biodiversity							
Highways Agency n/a Network Rail : Biodiversity West Yorkshire Ecolog			icer:	Boundar	yes		
Highways Agency n/a Network Rail : Biodiversity			icer:	Boundar			
Highways Agency n/a Network Rail : Biodiversity West Yorkshire Ecolog Supported			icer:	Boundar			
Highways Agency n/a Network Rail : Biodiversity West Yorkshire Ecolog			icer:	Boundar			
Highways Agency n/a Network Rail : Biodiversity West Yorkshire Ecolog Supported			icer:	Boundar			
Highways Agency n/a Network Rail : Biodiversity West Yorkshire Ecolog Supported Natural England:			icer:	Boundar			
Highways Agency h/a Network Rail : Biodiversity West Yorkshire Ecolog Supported Natural England: Education	jy and LCC		icer:	Boundar			
Highways Agency h/a Network Rail : Biodiversity West Yorkshire Ecolog Supported Natural England: Education Drainage/Water/Floo	y and LCC	Ecology Off			y Amendment		
Highways Agency h/a Network Rail : Biodiversity West Yorkshire Ecolog Supported Natural England: Education	y and LCC	Ecology Off					
Highways Agency h/a Network Rail : Biodiversity West Yorkshire Ecolog Supported Natural England: Education Drainage/Water/Floo	y and LCC	Ecology Off			y Amendment		
Highways Agency h/a Network Rail : Biodiversity West Yorkshire Ecolog Supported Natural England: Education Drainage/Water/Floo	y and LCC	Ecology Off	En	vironment A	y Amendment	aints:	Norks Comme

Gas:

Electric:

Telecom:

Fire and Rescue Services:

#### Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

## **Gypsy** \_**Traveller Site Assessment**

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

## **Conclusion of Assessment**

#### Conclusion summary:

UDP employment allocation E4.19. Brownfield site well located within the urban area. Potentially suitable for combination of residential / office use, subject to meeting policy requirements. No Highways concerns.

Site Capacity (dwellings units):

Floorspace sq m (Non residential):

#### **Residential Conclusion:**

Green

Retail Conclusion: Green

54

**Employment Conclusion:** 

Green

Site Details						
Northing:	441359	Area sq m:	116	3300.59	Ward	Alwoodle
Easting:	428922	Area Ha:	116.	330059	HMCA:	Outer North We
Site Charact	eristics					
_and Use						
Existing Use 1: Agriculture						
Existing Use 2:						
Existing Use 3:						
Neighbouring Use 1	Agricu	lture				
Neighbouring Use 2	: Reside	Residential - Dwellings				
Neighbouring Use 3	: Recrea	Recreation & Leisure - Outdoor sport facility golf course				
Other uses:	Utilities	Utilities - water storage (reservoir)				
Site State:	Green	Greenfield				
Site Detail						
Topography:		Undulating		Bound	aries:	Partially well-defined
Natural Landscape:		Limited Tree (	Cover	Road I	Frontage	$\checkmark$
Distance to Rail Sta	tion (metres):	5018.41		Distan	ce to bus stop (metres)	583.44
Nearest Railway Sta	ation	Horsforth		Bus St	top ID	172
SFRA Flood Zone:		1.00	Within	300m of retail centre bo	oundary:	
Environment Agency Flood Zone:		1.00	Agricu	Itural Land Class:		
Health and Safety Executive Hazard:			No	Strate	gic Employment Buffer:	0.0
Health and Safety Executive Gas Pipeline:		No	Conse	rvation Areas	Ν	
Ancient Monument/Battlefield(%):		0.00	Listed	Buildings:	Y	
Public Rights of Wa	y:		Yes			

Other comments/observations on site characteristics:

## **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?:	
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?:

ite?: No

Within 100m of Minerals Safeguarding Site?:

No

**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?	$\checkmark$
Does the site contain buildings?	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 historicate feature?	al 🗌
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	of historic features
Greenbelt Assessment Conclusion:	
Development of the site would lead to a significant incursion into the Green Belt cre	eating unrestricted sprawl.
Conformity with Core Strategy	
Main Urban Area 📄 Main Urban Area Extension 📄	Brownfield
Major Settlement Major Settlement Extension	Greenfield
Smaller Settlement Smaller Settlement Extension	Mixed
Villages/Rural Village/Rural Extension	
Development unrelated to existing development	
Regeneration Priority Area:	
Inner South Leeds: 0.00 Aire Valley:	0.00

Leeds Bradford Corridor:

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

West Leeds Gateway:

0.00

0.00

East Leeds

Availability:	Suitability:	Achie	vability:	
Summary of Infrast	tructure provider co	omments and other	planning requir	ements
Leeds City Council Hi	ghways inc Metro			
Accessibility comment				Rank (1-5)
Entire site outside accessil and education.	bility standards. Small perce	ntage within walking distance	e of primary health	2
Access Comments				Rank (1-5)
	uld require multiple accesses given the limited road fronta	s to be provided, difficult to se ages available.	ee how this	2
Local network comment			, i	Rank (1-5)
King Lane in vicinity of site	e has significant defiencies.			1
				I
Mitigation measure				Total scor
Unknown. Site has only a appear possible.	small frontage onto King La	ne, so extensive mitigation w	orks would not	5
Support?	Need to combine w	vith other sites: S	uitability for partial d	evelopment:
No				
Highways Agency				
Major impact - Likely to rec	quire significant physical miti	gation		
<u>Network Rail :</u>				
Biodiversity				
West Yorkshire Ecology	and LCC Ecology Officer:	Boundary Ame	ndment	
Reservoir Site of Special S designated based on its wi	site-specific designations but Scientific Interest is nationally ntering and migrating wildfo en water at night for protectio land by day.	/ wl – these		
Natural England:				
Education				
Drainage/Water/Flood	ina			
Environment Agency Cor		Environment Agency	Constraints:	
risk). However, any site sp (FRA) must investigate the flowing into Eccup Reserve	1 on the EA Flood Map (low ecific Flood Risk Assessmer small unnamed watercourse pir as a source of flood risk.	nt		
The development layout placcordingly.	an must be amended			

### Site Ref: 2051A Site Name: King Lane, Alwoodley, LS17

Large surface water sewers within south and east of site and raw water main in east.

Knostrop High Level

LCC Flood Risk Management:

**Utilities** 

Gas:

Electric:

Telecom:

Fire and Rescue Services:

**Built Heritage** 

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

## Gypsy \_Traveller Site Assessment

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

## **Conclusion of Assessment**

#### Conclusion summary:

Green Belt site. Development of the site would lead to a significant incursion into the Green Belt creating unrestricted sprawl. Highways concerns re. poor accessibility, access and local network capacity.

Site Capacity (dwellings units):

2821

Floorspace sq m (Non residential):

0

**Residential Conclusion:** 

Retail Conclusion: Not assessed Employment Conclusion: Not assessed

Site Details						
Northing:	440640	Area sq m:	20	3180.02	Ward	Alwoodle
Easting:	428415	Area Ha:	20	.318002	HMCA:	Outer North We
Site Charact	eristics					
Land Use						
Existing Use 1:	Agricul	lture				
Existing Use 2:						
Existing Use 3:						
Neighbouring Use 1 Recreation & Leisure - Outo				t facility		
Neighbouring Use 2	2: Reside	ential - Dwellings				
Neighbouring Use 3	B: Forest	ry - Managed For	est			
Other uses:						
Site State:	Greent	ield				
<u>Site Detail</u>						
Topography:		Sloping		Bound	aries:	Existing well defined
Natural Landscape:		Limited Tree	Cover	Road I	Frontage	$\checkmark$
Distance to Rail Sta	ation (metres):	4266.64		Distan	ce to bus stop (metres)	255.86
Nearest Railway Sta	ation	Horsforth		Bus St	top ID	7075
SFRA Flood Zone:			0.00	Within	300m of retail centre bo	oundary:
Environment Agency Flood Zone:			0.00	Agricu	Itural Land Class:	
Health and Safety Executive Hazard:			No	Strate	gic Employment Buffer:	0.0
Health and Safety Executive Gas Pipeline:		No	Conse	rvation Areas	Ν	
Ancient Monument/	Battlefield(%):		0.00	Listed	Buildings:	Ye
Public Rights of Wa	iy:		Yes			
Other comments/ob	servations on	site characteristi	cs.			

Other comments/observations on site characteristics:

## **UDP Designation**

Greenbelt - N32 (%):	99.99	Urban Green Corridor - N8 (%):	26.87
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?:

Site?: No

Within 100m of Minerals Safeguarding Site?:

No

Planning History

Leeds Bradford Corridor:

Green Belt assessment - only completed where site is within Green Belt				
Check the unrestricted sprawl of large b Would development lead to/constitute ribbo Would development result in isolated devel Is the site well connected to built up area (2 Would development of the site effectively "r Do natural/physical features provide a good area and undeveloped land?	opment? epment? epment? ound off" the settlement pattern?:	□ □ ▼ No		
<u>Overall sprawl conclusion:</u> Low potential to lead to unrestricted sprawl				
Prevent neighbouring towns from mergi	ng			
Would development of the site lead to phys Do natural/physical features provide a good development?				
Overall Coalescence Conclusion: No merging of settlements				
Assist in safeguarding countryside from	encroachment			
Is there a strong defensible boundary betwee Does the site provide access to the country	een the site and the existing urban area?			
Does the site include local or national cons Does the site include areas of woodlands, t significant unprotected tree/hedge cover?	•			
Does the site include grade 1, 2, or 3a agric Does the site contain buildings?	cultural land? Are these in agricultural use?			
Overall countryside Encroachment Conclus	sion			
The site performs an important role safegua	arding countryside from encroachment			
Preserve the setting and special charact	er of historic towns			
Is the site within or adjacent to a conservati feature?	ion area, listed building or other historical			
If yes, could development preserve this cha	aracter?:			
Overall Character Preservation Conclusion	<u>.</u>			
Development of the site would have no effe	ect on the setting and special character of his	toric features		
Greenbelt Assessment Conclusion:				
Unrelated to the existing settlement pattern	<ol> <li>Well contained site reducing potential for full</li> </ol>	irther sprawl.		
Conformity with Core Strat	egy			
Main Urban Area	Main Urban Area Extension	Brownfield		
Major Settlement	Major Settlement Extension	Greenfield		
Smaller Settlement	Smaller Settlement Extension	Mixed		
Villages/Rural	Village/Rural Extension			
Development ur	related to existing development			
Regeneration Priority Area:				
Inner South Leeds:	0.00 Aire Valley:	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.

West Leeds Gateway:

0.00

0.00

East Leeds

Availability:	Suitability:	Achievability:	
Summary of Infra	structure provider co	mments and other planning requi	rements
Leeds City Council I	lighways inc Metro		
Accessibility comment			Rank (1-5
Entire site outside acces and education.	sibility standards, small percen	tage within walking distance of primary health	2
Access Comments			Rank (1-5
	rould require multiple accesses et given the limited road frontag	to be provided, difficult to see how this ges available.	2
Local network comme	nt	, i	Rank (1-5
King Lane in vicinity of s	site has significant defiencies.		1
Mitigation measure			Total sco
	a small frontage onto King Lan	e, so extensive mitigation works would not	_
appear possible.	5 5	, 3	5
Support?	Need to combine wi	th other sites: Suitability for partial d	evelopment:
Support? No	Need to combine wi	th other sites: Suitability for partial d	evelopment:
	Need to combine wi	th other sites: Suitability for partial d	evelopment:
No	Need to combine wi	th other sites: Suitability for partial d	evelopment:
No Highways Agency	Need to combine wi		evelopment:
<b>Highways Agency</b> Major impact - Likely to r			evelopment:
No Highways Agency Major impact - Likely to r Network Rail :			evelopment:
No Highways Agency Major impact - Likely to r Network Rail : Biodiversity			levelopment:
No Highways Agency Major impact - Likely to r Network Rail : Biodiversity West Yorkshire Ecolog Not supported (RED). No Reservoir SSSI is nation and migrating wildfowl –	require significant physical mitig	ation Boundary Amendment Eccup Intering Den	evelopment:
No <u>Highways Agency</u> Major impact - Likely to r <u>Network Rail :</u> <u>Biodiversity</u> <u>West Yorkshire Ecolog</u> Not supported (RED). No Reservoir SSSI is nation and migrating wildfowl – water at night for protect	y and LCC Ecology Officer: o site-specific designations but ally designated based on its wir these birds generally use the o	ation Boundary Amendment Eccup Intering Den	levelopment:
No <u>Highways Agency</u> Major impact - Likely to r <u>Network Rail :</u> <u>Biodiversity</u> <u>West Yorkshire Ecolog</u> Not supported (RED). No Reservoir SSSI is nation and migrating wildfowl – water at night for protect by day.	y and LCC Ecology Officer: o site-specific designations but ally designated based on its wir these birds generally use the o	ation Boundary Amendment Eccup Intering Den	levelopment:
No Highways Agency Major impact - Likely to r Network Rail : Biodiversity West Yorkshire Ecolog Not supported (RED). Not Reservoir SSSI is nation and migrating wildfowl – water at night for protect by day. Natural England:	y and LCC Ecology Officer: o site-specific designations but ally designated based on its wir these birds generally use the o	ation Boundary Amendment Eccup Intering Den	levelopment:
No Highways Agency Major impact - Likely to r Network Rail : Biodiversity West Yorkshire Ecolog Not supported (RED). Not Reservoir SSSI is nation and migrating wildfowl – water at night for protect by day. Natural England: Education	y and LCC Ecology Officer: o site-specific designations but ally designated based on its wir these birds generally use the option and feed on surrounding gra	ation Boundary Amendment Eccup Intering Den	levelopment:
No Highways Agency Major impact - Likely to r Network Rail : Biodiversity West Yorkshire Ecolog Not supported (RED). Not Reservoir SSSI is nation and migrating wildfowl – water at night for protect by day. Natural England:	y and LCC Ecology Officer: o site-specific designations but ally designated based on its wire these birds generally use the opion and feed on surrounding gradient of the opion and feed on surrounding gradie	ation Boundary Amendment Eccup Intering Den	levelopment:
No Highways Agency Aajor impact - Likely to r Network Rail : Biodiversity Vest Yorkshire Ecolog Not supported (RED). Not Reservoir SSSI is nation and migrating wildfowl – vater at night for protect by day. Natural England: Education Drainage/Water/Floo	y and LCC Ecology Officer: o site-specific designations but ally designated based on its wire these birds generally use the opion and feed on surrounding gradient of the opion and feed on surrounding gradie	ation Boundary Amendment Eccup Itering Den assland	levelopment:
No Highways Agency Major impact - Likely to r Network Rail : Biodiversity West Yorkshire Ecolog Not supported (RED). Not Reservoir SSSI is nation and migrating wildfowl – vater at night for protect by day. Natural England: Education Drainage/Water/Floo	y and LCC Ecology Officer: posite-specific designations but I ally designated based on its wir these birds generally use the op ion and feed on surrounding gra	ation Boundary Amendment Eccup Itering Den assland	

<u>Utilities</u> Gas:
Electric:
Telecom:
Fire and Rescue Services:
<u>Built Heritage</u> Leeds City Council:
West Yorkshire Archaeology Service:

English Heritage:

## Gypsy \_Traveller Site Assessment

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

## **Conclusion of Assessment**

#### Conclusion summary:

The site has no defensible Green Belt boundary, but the potential sprawl is contained by the golf course, road and woodland.

Site Capacity (dwellings units):

Floorspace sq m (Non residential):

0

**Residential Conclusion:** 

Not

532

Retail Conclusion: Not assessed Employment Conclusion: Not assessed

Site Details						
Northing:	441266	Area sq m:	22	1949.72	Ward	Alwoodle
Easting:	431038	Area Ha:	22	.194972	HMCA:	Outer North We
Site Charact	eristics					
Land Use						
Existing Use 1:	Agricu	lture				
Existing Use 2:						
Existing Use 3:						
Neighbouring Use	1 Agricu	lture				
Neighbouring Use 2	2: Forest	ry - Unmanaged I	Forest			
Neighbouring Use 3	3: Reside	ential - Dwellings				
Other uses:						
Site State:	Green	field				
<u>Site Detail</u>						
Topography:		Flat & sloping		Bounda	aries:	Partially well-defined
Natural Landscape	:	Limited Tree (	Cover	Road F	rontage	$\checkmark$
Distance to Rail Sta	ation (metres):	6850.08		Distanc	e to bus stop (metres)	529.43
Nearest Railway St	ation	Burley Park		Bus Sto	op ID	7381
SFRA Flood Zone:		0.00	Within	300m of retail centre bo	undary:	
Environment Agend	cy Flood Zone:		0.00	Agricul	tural Land Class:	
Health and Safety Executive Hazard:		No	Strateg	ic Employment Buffer:	0.0	
Health and Safety I	Executive Gas	Pipeline:	No	Conser	vation Areas	N
Ancient Monument	/Battlefield(%):		0.00	Listed I	Buildings:	N
Public Rights of Wa	ay:		No			
Other comments/of	aconvations on	cito charactoristi				

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?:	
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?:

Site?: No

Within 100m of Minerals Safeguarding Site?:

No

Planning Histor	гу				
Planning App No.	Proposal	Received	Decision	Status	Site %
30/385/95/FU	Laying out of access and hardstanding for tankers to reservoir	13/11/1995	07/02/1997	W	26.72

Green Belt assessment - or	ly completed where site is v	vithin Green Belt
Check the unrestricted sprawl of large b	uilt up areas	
Would development lead to/constitute ribbo	n development?	
Would development result in isolated devel	opment?	
ls the site well connected to built up area (2	•	
Would development of the site effectively "r	<b>o</b> 1 <i>,</i>	No
Do natural/physical features provide a good		
area and undeveloped land?		
Overall sprawl conclusion:		
High potential to lead to unrestricted spraw	I	
Prevent neighbouring towns from mergi	ng	
Would development of the site lead to phys	rical connection of settlements?	
Do natural/physical features provide a good		
development?	a constant barner/boundary to contain	
Overall Coalescence Conclusion:		
No merging but there is no defensible boun	dary	
Assist in safeguarding countryside from		
Is there a strong defensible boundary betw		
Does the site provide access to the country	Ũ	
Does the site include local or national cons		
Does the site include areas of woodlands, t	•	
significant unprotected tree/hedge cover?	ices, nedgerows that are protected, or	
Does the site include grade 1, 2, or 3a agri	cultural land?	$\checkmark$
Does the site contain buildings?	Are these in agricultural use?	
Overall countryside Encroachment Conclus	sion	
The site does not perform an important role	in safeguarding the countryside from encroa	chment
Preserve the setting and special charact	er of historic towns	
Is the site within or adjacent to a conservat		
feature?		
If yes, could development preserve this cha	aracter?:	
Overall Character Preservation Conclusion	<u>.</u>	
Development of the site would have no effe	ect on the setting and special character of hist	toric features
Greenbelt Assessment Conclusion:		
		wastern side of the
Harrogate Road.	ent pattern and would represent sprawl to the	e western side of the
C C C C C C C C C C C C C C C C C C C		
Conformity with Core Strat	tegy	
Main Urban Area	Main Urban Area Extension	Brownfield
Major Settlement	Major Settlement Extension	Greenfield
Smaller Settlement	Smaller Settlement Extension	Mixed
Villages/Rural	Village/Rural Extension	
Development ur	nrelated to existing development	
Regeneration Priority Area:		
Inner South Leeds:	0.00 Aire Valley:	0.00

Leeds Bradford Corridor:

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

West Leeds Gateway:

0.00

0.00

East Leeds

GHLAA Conclusions		
Availability: Short term (0-5yrs) Suitability: LDF to	o determine Achievability: Long term (	11+ years)
Summary of Infrastructure provider con	nments and other planning requir	rements
Leeds City Council Highways inc Metro Accessibility comment		Rank (1-5)
80% of the site is accessible to public transport. Only a si and education.	mall part of the site is accessible to health	3
Access Comments Size of site would require at least 2 junctions with externa	al highway. Constraints on Harrogate Road.	Rank (1-5)
		2
Local network comment		Rank (1-5)
Constraints on Harrogate Road. Capacity problems leadi	ng to queuing at peak times	2
Mitigation measure		Total score
mitigation may not be possible		7
Cumment2 Need to combine with	o other eitees	
Support? Need to combine with	n other sites: Suitability for partial d	evelopment:
Highways Agency		
n/a		
Network Rail :		
Biodiversity		
West Yorkshire Ecology and LCC Ecology Officer:	Boundary Amendment	
Not supported (RED). No site-specific designations but Ec Reservoir SSSI is nationally designated based on its winte and migrating wildfowl – these birds generally use the ope water at night for protection and feed on surrounding gras by day.	ering en	
Natural England:		
Education		
Drainage/Water/Flooding		
Environment Agency Comments:	Environment Agency Constraints:	
Yorkshire Water Comments:	Yorkshire Water Waste Water Treatment W	Vorks Comme
Three large water mains cross the centre of the site north/south and a rising main in the northern boundary.	Knostrop High Level	
LCC Flood Risk Management:		

<u>Utilities</u> Gas:
Electric:
Telecom:
Fire and Rescue Services:
Built Heritage Leeds City Council: West Yorkshire Archaeology Service:

**English Heritage:** 

## **Gypsy \_Traveller Site Assessment**

Could site be effectively	Yes	No	Maybe
	(Text)	INU	Iviaybe
managed	(Text)		
Would guracian and	Vaa	No	Mauha
Would gypsies and	Yes	No	Maybe
travellers live on the	(Text)		
site?			
		1	
Proximity to housed	Yes	No	
gypsies and travellers	(Text)		
Experience of previous	Yes	No	Unknown
encampments	(Text)		
•			

## **Conclusion of Assessment**

#### Conclusion summary:

Green Belt site. The site is unrelated to the existing settlement pattern and would represent sprawl to the western side of the Harrogate Road. Highways concerns re access and local network capacity.

Site Capacity (dwellings units):

583

Floorspace sq m (Non residential):

**Residential Conclusion:** 

Retail Conclusion:

**Employment Conclusion:** 

Red

Site Details						
Northing:	440371	Area sq m:	14	8266.42	Ward	Adel and Wharfeda
Easting:	427242	Area Ha:	14	.826642	HMCA:	Outer North We
Site Charact	teristics	5				
Land Use						
Existing Use 1:	Ag	riculture				
Existing Use 2:	Re	sidential - Dwellings				
Existing Use 3:						
Neighbouring Use	1 Ag	riculture				
Neighbouring Use	2: Re	sidential - Dwellings				
Neighbouring Use	3: Co	mmunity Services -	Places of wor	hsip		
Other uses:						
Site State:	Gre	eenfield				
Site Detail						
Topography:		Flat		Bound	aries:	Partially well-defined
Natural Landscape	:	Limited Tree	Cover	Road I	Frontage	$\checkmark$
Distance to Rail Sta	ation (metre	es): 3078.17		Distan	ce to bus stop (metres)	256.06
Nearest Railway St	tation	Horsforth		Bus St	op ID	7354
SFRA Flood Zone:			0.00	Within	300m of retail centre bo	oundary:
Environment Agen	cy Flood Zo	ne:	0.00	Agricu	Itural Land Class:	
Health and Safety I	Executive H	lazard:	No	Strate	gic Employment Buffer:	0.0
Health and Safety	Executive G	Bas Pipeline:	No	Conse	rvation Areas	Ν
Ancient Monument	/Battlefield(	%):	0.00	Listed	Buildings:	Ye
Public Rights of Wa	ay:		Yes			
Other comments/ol	hearvatione	on site characteristi	ice:			

Other comments/observations on site characteristics:

# **UDP** Designation

Greenbelt - N32 (%):	0.85	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	99.15	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?:

Site?: No

Within 100m of Minerals Safeguarding Site?:

No

# **Planning History**

Planning App No.	Proposal	Received	Decision	Status	Site %
H26/860/76/	Outline application to erect b lock of 4 garages to detac hed house.	12/10/1976	01/11/1976	W	11.35
H26/146/79/	Laying out of re-aligned acces s road to residential premi ses.	21/02/1979	16/07/1979	А	17.01
H26/874/77/	Alterations to access to resid ential premises.	27/10/1977	19/12/1977	R	11.35
H26/1/77/	Alterations to form four dwell ing units, 1 compr ising dining room, kitchen, lo unge, hall, 3 bedrooms	04/01/1977	14/02/1977	A	11.35
H26/91/86/	Outline application to layout 3 playing pitches, spect ators stand, terracing, club h ouse, floodlighting and car pa	19/03/1986	07/07/1986	R	47.60
H26/1/78/	Detached block of 4 pre cast c oncrete garages, to vacan t garden site.	03/01/1978	23/01/1978	A	17.04

Green Belt assessment - only completed where site is within Green Belt	Green Belt assessment	- only com	pleted where s	site is within	Green Belt
--	-----------------------	------------	----------------	----------------	------------

Check the unrestricted sprawl	of large built up areas		
Would development lead to/const	titute ribbon development?		
Would development result in isola	ated development?		
Is the site well connected to built	up area (2+ boundaries with existing built up area)?		
Would development of the site ef	fectively "round off" the settlement pattern?:		
Do natural/physical features prov area and undeveloped land?	ride a good existing barrier between existing urban		
Overall sprawl conclusion:			
Prevent neighbouring towns from the second sec	om merging		
Would development of the site le	ad to physical connection of settlements?		
Do natural/physical features prov development?	vide a good existing barrier/boundary to contain		
Overall Coalescence Conclusion	<u>.</u>		
Assist in safeguarding country	vside from encroachment		
Is there a strong defensible boun	ndary between the site and the existing urban area?		
Does the site provide access to t	the countryside?		
Does the site include local or nat	ional conservation designated areas?		
Does the site include areas of wo significant unprotected tree/hedg	podlands, trees, hedgerows that are protected, or le cover?		
Does the site include grade 1, 2,	or 3a agricultural land?	$\checkmark$	
Does the site contain buildings?	Are these in agricultural us	se?	
Overall countryside Encroachmen	nt Conclusion		
Preserve the setting and specia	al character of historic towns		
Is the site within or adjacent to a feature?	conservation area, listed building or other historical		
If yes, could development preserve	ve this character?:		
Overall Character Preservation C	Conclusion:		
Greenbelt Assessment Conclus	sion:		
PAS (Protected Area of Search)	site in Unitary Development Plan.		
Conformity with Cor	re Strategy		
Main Urban Area	Main Urban Area Extension	Brownfield	
Major Settlement	Major Settlement Extension	Greenfield	
Smaller Settlement	Smaller Settlement Extension	Mixed	
Villages/Rural		WINCO	
-	lopment unrelated to existing development		
Regeneration Priority Area:			
Inner South Leeds:	0.00 Aire Valley:		0.00
Leeds Bradford Corridor:	0.00 West Leeds Ga	ateway:	0.00

East Leeds

Availability: Short term (0-	-5yrs) Suitability:	LDF to determine	Achievability: Medium	term (6-10 years)
Summary of Infrast	ructure provider	r comments and o	ther planning req	uirements
Leeds City Council Hig	ghways inc Metro			
Accessibility comment	etersulateral lacal	ahana within walking diator		Rank (1-5
50% of site meets Core Str	alegy standard. Local s	shops within waiking distar	ice	3
Access Comments				Rank (1-5
No access from Church La possibly required	ane, main access from C	Dtley Road signalised. Oth	er mitigation also	4
Local network comment				Rank (1-5
Local congestion issues, r	nitigation potential			3
Mitigation measure No access off Church Lan	e nossible limited acces	ss from adjacent site, mair	access from Otley	Total sco
Road with new signal junc		ss nom aujacent site, man	raccess non Oney	10
Support?	Need to combin	ne with other sites:	Suitability for partia	al development:
yes with mitigation	no		yes with mitigation	
	no		yes with mitigation	
yes with mitigation Highways Agency n/a	no		yes with mitigation	
Highways Agency	no		yes with mitigation	
<b>Highways Agency</b> n/a	no		yes with mitigation	
Highways Agency n/a Network Rail :		er: Boundar	yes with mitigation	
Highways Agency n/a Network Rail : Biodiversity		er: Boundar		
Highways Agency n/a Network Rail : Biodiversity West Yorkshire Ecology a		er: Boundar		
Highways Agency n/a Network Rail : Biodiversity West Yorkshire Ecology a Supported Natural England:		er: Boundar		
Highways Agency n/a Network Rail : Biodiversity West Yorkshire Ecology a Supported		er: Boundar		
Highways Agency n/a Network Rail : Biodiversity West Yorkshire Ecology a Supported Natural England:	and LCC Ecology Offic	er: Boundar		
Highways Agency n/a Network Rail : Biodiversity West Yorkshire Ecology a Supported Natural England: Education	and LCC Ecology Offic			
Highways Agency n/a Network Rail : Biodiversity West Yorkshire Ecology a Supported Natural England: Education Drainage/Water/Floodi	and LCC Ecology Offic	Environment A	y Amendment	nt Works Comme

**Utilities** 

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

# Gypsy \_Traveller Site Assessment

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

## **Conclusion of Assessment**

#### **Conclusion summary:**

This is a PAS (Protected Area of Search) site and does not benefit from Green Belt protection. A limited amount of protected trees are positioned throughout the site, the majority to the west which surround existing buildings. These will need to be considered carefully at the design stage, a public right of way also crosses the site. New development is being constructed immediately to the south. Development would require suitable access into the site, which is constrained by existing properties within the site boundary and concerns over additional traffic on Church Lane and Adel Lane.

Site Capacity (dwellings units):

186

Floorspace sq m (Non residential):

Residential Conclusion:

Amber

Retail Conclusion:

**Employment Conclusion:** 

Site Details	S					
Northing:	446886	Area sq m:		16982.14	Ward	Otley and Yeado
Easting:	419650	Area Ha:		1.698214	HMCA:	Outer North Wes
Site Chara	cteristics					
Land Use						
Existing Use 1:	Agricul	ture				
Existing Use 2:						
Existing Use 3:						
Neighbouring Us	e 1 Agricul	ture				
Neighbouring Us	e 2: Reside	ntial - Dwellings				
Neighbouring Us	e 3:					
Other uses:						
Site State:	Greenf	ield				
<u>Site Detail</u>						
Topography:		Sloping		Bound	laries:	Existing well defined
Natural Landscap	pe:	Limited Tree	Cover	Road	Frontage	
Distance to Rail	Station (metres):	4738.65		Distar	ice to bus stop (metres)	410.47
Nearest Railway	Station	Guiseley		Bus S	top ID	7867
SFRA Flood Zon	e:		0.00	Within	300m of retail centre bo	oundary:
Environment Age	ency Flood Zone:		0.00	Agricu	Iltural Land Class:	
Health and Safet	y Executive Haza	rd:	No	Strate	gic Employment Buffer:	0.00
Health and Safet	y Executive Gas	Pipeline:	No	Conse	ervation Areas	N
Ancient Monume	ent/Battlefield(%):		0.00	Listed	Buildings:	No
Public Rights of	Way:		No			
Other comments	/observations on	site characteristi	ics:			

Other comments/observations on site characteristics:

# **UDP** Designation

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

Site?: No

Within 100m of Minerals Safeguarding Site?:

No

**Planning History** 

Green Belt assessment	- only completed where site is	within Green Belt
Check the unrestricted sprawl of l	arge built up areas	
Would development lead to/constitut	e ribbon development?	
Would development result in isolated	I development?	
Is the site well connected to built up	area (2+ boundaries with existing built up area)?	
Nould development of the site effect	ively "round off" the settlement pattern?:	No
Do natural/physical features provide area and undeveloped land?	a good existing barrier between existing urban	
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 development?	a good existing barrier/boundary to contain	
Overall Coalescence Conclusion:		
No merging but there is no defensibl	e boundary	
Assist in safeguarding countrysid	e from encroachment	
-	y between the site and the existing urban area?	
Does the site provide access to the	countryside?	
Does the site include local or nationa	•	
Does the site include areas of woodl significant unprotected tree/hedge co	ands, trees, hedgerows that are protected, or over?	
Does the site include grade 1, 2, or 3	a agricultural land?	$\checkmark$
Does the site contain buildings?	Are these in agricultural use	?
Overall countryside Encroachment C	Conclusion	
The site does not perform an importa	ant role in safeguarding the countryside from encro	pachment
Preserve the setting and special c	haracter of historic towns	
Is the site within or adjacent to a con feature?	servation area, listed building or other historical	
If yes, could development preserve t	his character?:	
Overall Character Preservation Cond	clusion:	
Development of the site would have	no effect on the setting and special character of hi	storic features
Greenbelt Assessment Conclusion	n:	
Development would represent an iso of Otley, creating urban sprawl.	olated extension into Green Belt to the north of the	e existing settlement limits
Conformity with Core	Strategy	
Main Urban Area	Main Urban Area Extension	Brownfield
Major Settlement	Major Settlement Extension	Greenfield
Smaller Settlement	Smaller Settlement Extension	Mixed
Villages/Rural	Village/Rural Extension	
	nent unrelated to existing development	
Regeneration Priority Area:		
Inner South Leeds:	0.00 Aire Valley:	0.00
Leeds Bradford Corridor:	0.00 West Leeds Gate	way: 0.00

East Leeds

Availability: Short tern	n (0-5yrs)	Suitability:	LDF to determine	Act	nievability:	Long term	n (11+ years)
Summary of Infra	astructu	re provide	er comments ar	nd othe	r planni	ing requ	irements
Leeds City Council		inc Metro					Donk (4.5
Accessibility commer Half site ok for access		d education b	out lacks access to loc	al facilitie	s Public Tr	ansport	Rank (1-5
Core Strategy standard							1
Access Comments							Rank (1-5
No access to highway	, existing priv	vate route thro	ough is narrow, not suit	able even	as a privat	e drive	1
Local network comm	ent					ļ	Rank (1-5
Existing issues with St	Davids Roa	d and level of	development already	served by	single acce	ess point	3
Mitigation measure							Total sco
Unknown at this stage	l						5
Support?	1	Need to comb	oine with other sites:		Suitability	for partial	development:
no	У	es			no	•	· ·
Highways Agency							
n/a							
n/a							
n/a <b>Network Rail :</b>							
n/a <u>Network Rail :</u> Biodiversity West Yorkshire Ecolo		•••		-	nendment		
n/a <u>Network Rail :</u> <u>Biodiversity</u> West Yorkshire Ecolo Not supported (RED). N a beck on the west side sloping land, and a hed	No site-speci e, mature tree Igerow acros	fic designation es to the north s the centre v	ns but includes Sup n on steeply excl vith draw	ported wit uded and ving RM/3	h mitigation boundary s 002. Mitiga	ubstantially tion will still	ched areas are amended as per be required to are addressed.
L Highways Agency n/a Network Rail : Biodiversity West Yorkshire Ecolo Not supported (RED). N a beck on the west side sloping land, and a hed mature/dying trees with Natural England:	No site-speci e, mature tree Igerow acros	fic designation es to the north s the centre v	ns but includes Sup n on steeply excl vith draw	ported wit uded and ving RM/3	h mitigation boundary s 002. Mitiga	ubstantially tion will still	amended as per be required to
n/a <u>Network Rail :</u> <u>Biodiversity</u> <u>West Yorkshire Ecolo</u> Not supported (RED). N a beck on the west side sloping land, and a hed mature/dying trees with	No site-speci e, mature tree Igerow acros	fic designation es to the north s the centre v	ns but includes Sup n on steeply excl vith draw	ported wit uded and ving RM/3	h mitigation boundary s 002. Mitiga	ubstantially tion will still	amended as per be required to
n/a <u>Network Rail :</u> <u>Biodiversity</u> <u>West Yorkshire Ecolo</u> Not supported (RED). N a beck on the west side sloping land, and a hed mature/dying trees with <u>Natural England</u> :	No site-speci e, mature tree Igerow acros	fic designation es to the north s the centre v	ns but includes Sup n on steeply excl vith draw	ported wit uded and ving RM/3	h mitigation boundary s 002. Mitiga	ubstantially tion will still	amended as per be required to
n/a <u>Network Rail :</u> <u>Biodiversity</u> <u>West Yorkshire Ecolo</u> Not supported (RED). N a beck on the west side sloping land, and a hed mature/dying trees with <u>Natural England:</u> <u>Education</u>	No site-speci e, mature tree Igerow acros n good ecolog	fic designation es to the north s the centre v	ns but includes n on steeply vith the south-east.	ported wit uded and ving RM/3 ure impac	h mitigation boundary s 002. Mitiga ts on adjace	ubstantially tion will still ent habitats	amended as per be required to
n/a <u>Network Rail :</u> <u>Biodiversity</u> <u>West Yorkshire Ecolo</u> Not supported (RED). N a beck on the west side sloping land, and a hed mature/dying trees with <u>Natural England:</u>	No site-speci e, mature trea Igerow acros n good ecolog	fic designation es to the north s the centre v gical value to	ns but includes n on steeply vith the south-east.	ported wit uded and ving RM/3 ure impac	h mitigation boundary s 002. Mitiga	ubstantially tion will still ent habitats	amended as per be required to
n/a Network Rail : Biodiversity West Yorkshire Ecolo Not supported (RED). N a beck on the west side sloping land, and a hed mature/dying trees with Natural England: Education Drainage/Water/Flo Environment Agency	No site-speci e, mature trea Igerow acros a good ecolog boding Comments:	fic designation es to the north s the centre v gical value to	ns but includes on steeply excludes the south-east. Supervision of the south-east. Environm	ported wit uded and ving RM/3 ure impact	h mitigation boundary s 002. Mitiga is on adjace	ubstantially tion will still ent habitats	amended as per be required to are addressed.
n/a <u>Network Rail :</u> <u>Biodiversity</u> <u>West Yorkshire Ecolo</u> Not supported (RED). N a beck on the west side sloping land, and a hed mature/dying trees with <u>Natural England</u> : <u>Education</u> <u>Drainage/Water/Flo</u>	No site-speci e, mature trea Igerow acros a good ecolog boding Comments:	fic designation es to the north s the centre v gical value to	ns but includes on steeply excludes the south-east. Supervision of the south-east. Environm	ported wit uded and ving RM/3 ure impact	h mitigation boundary s 002. Mitiga is on adjace	ubstantially tion will still ent habitats	amended as per be required to

<u>Utilities</u>

Gas:
Electric:
Telecom:
Fire and Rescue Services:
<u>Built Heritage</u> Leeds City Council:

West Yorkshire Archaeology Service: English Heritage:

# Gypsy \_Traveller Site Assessment

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

## **Conclusion of Assessment**

### Conclusion summary:

Green Belt site. Development would represent an isolated extension into Green Belt to the north of the existing settlement limits of Otley, creating urban sprawl. Highways concerns re access and accessibility.

Site Capacity (dwellings units):

46

Floorspace sq m (Non residential):

**Residential Conclusion:** 

Red

Retail Conclusion: Red Employment Conclusion: Red

Site Ref: 3025	Site Ref	1: 3	30	25
----------------	----------	------	----	----

### Site Name: Land between A660 and Birdcage Walk, Otley, LS21 3

Site Detail	S					
Northing:	444950	Area sq m:		13103.98	Ward	Otley and Yeadon
Easting:	419969	Area Ha:		1.310398	HMCA:	Outer North West
Site Characteristics						
Land Use						
Existing Use 1:	F	orestry - Unmanag	ed Forest			
Existing Use 2:	т	ransport - Transpo	ort tracks & way	s		
Existing Use 3:						
Neighbouring U	se 1 A	griculture				
Neighbouring U	se 2: R	esidential - Dwellin	ngs			
Neighbouring U	se 3: T	ransport - Transpo	ort tracks & way	s		
Other uses:						
Site State:	G	ireenfield				
Site Detail						
Topography:		Sloping		Bound	laries:	Partially well-defined
Natural Landsca	ape:	Significan	t Tree Cover	Road	Frontage	$\checkmark$
Distance to Rail	Station (met	res): 2952.86		Distan	ce to bus stop (metres)	227.91
Nearest Railway	y Station	Guiseley		Bus S	top ID	2742
SFRA Flood Zo	ne:		0.00	Within	300m of retail centre bo	undary:
Environment Ag	gency Flood 2	Zone:	0.00	Agricu	Itural Land Class:	
Health and Safety Executive Hazard:		No	Strate	gic Employment Buffer:	0.00	
Health and Safe	ety Executive	Gas Pipeline:	No	Conse	ervation Areas	No
Ancient Monum	ent/Battlefiel	d(%):	0.00	Listed	Buildings:	No
Public Rights of Way:			No			
Other comments/observations on site characteristics:						

# **UDP Designation**

Greenbelt - N32 (%):	96.42	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?:

Site?: No

Within 100m of Minerals Safeguarding Site?:

No

**Planning History** 

## Site Name: Land between A660 and Birdcage Walk, Otley, LS21 3

Green Belt assessment - o	nly completed where site is v	vithin Green Be	elt
Check the unrestricted sprawl of large	built up areas		
Would development lead to/constitute ribb	oon development?	$\checkmark$	
Would development result in isolated development	elopment?	$\checkmark$	
s the site well connected to built up area	(2+ boundaries with existing built up area)?		
Nould development of the site effectively	"round off" the settlement pattern?:	No	
Do natural/physical features provide a goo area and undeveloped land?	od existing barrier between existing urban		
Overall sprawl conclusion:			
High potential to lead to unrestricted spra	wl		
Prevent neighbouring towns from mer	ging		
Would development of the site lead to phy	vsical connection of settlements?		
Do natural/physical features provide a go development?	od existing barrier/boundary to contain		
Overall Coalescence Conclusion:			
No merging of settlements			
Assist in safeguarding countryside fro	m encroachment		
Is there a strong defensible boundarv bet	ween the site and the existing urban area?		
Does the site provide access to the count	-		
Does the site include local or national cor			
Does the site include areas of woodlands significant unprotected tree/hedge cover?			
Does the site include grade 1, 2, or 3a ag	ricultural land?		
Does the site contain buildings?	Are these in agricultural use?		
Overall countryside Encroachment Conclu	usion		
The site does not perform an important ro	le in safeguarding the countryside from encroa	chment	
Preserve the setting and special chara	cter of historic towns		
Is the site within or adjacent to a conservate	ation area, listed building or other historical		
If yes, could development preserve this cl	naracter?:		
Overall Character Preservation Conclusio	<u>n:</u>		
	— fect on the setting and special character of hist	oric features	
Greenbelt Assessment Conclusion:			
Very narrow site creating ribbon developr	nent to the south side of Otley bypass.		
Conformity with Core Stra	ategy		
Main Urban Area	Main Urban Area Extension	Brownfield	
Major Settlement	Major Settlement Extension	Greenfield	
Smaller Settlement	Smaller Settlement Extension	Mixed	
Villages/Rural	Village/Rural Extension		
Development	unrelated to existing development		
Regeneration Priority Area:			
Inner South Leeds:	0.00 Aire Valley:		0.0
Leeds Bradford Corridor:	0.00 West Leeds Gatew	ay:	0.0

## Site Name: Land between A660 and Birdcage Walk, Otley, LS21 3

East Leeds

Availability:	Suitability: No	Achievability:
ummary of Infra	structure provider comments and ot	ner planning requirements
Leeds City Council	Highways inc Metro	
Accessibility commen	t	Rank (1-5
Average to good Acces	sibility all round	4
Access Comments		Rank (1-5)
	ls (on enbankment towards A660), multiple accesses r s. Difficult site to unlock	not suitable due to 1
Local network comme	ent	Rank (1-5)
Possible cummulative i	mpact in local area	4
		•
Mitigation measure		Total scor
land levels overhaul, ad	ccess improvements	9
Support?	Need to combine with other sites:	Suitability for partial development:
no	no	no
no Highways Agency Network Rail :	no	no
Highways Agency Network Rail :	no	no
Highways Agency Network Rail : Biodiversity		Amendment
Highways Agency Network Rail : Biodiversity West Yorkshire Ecolog Not supported (RED). T strip of Lowland mixed of Action Plan habitat. This corridor. Allocation woul woodland cover in Leed	y and LCC Ecology Officer: Boundary his proposed allocation lies over a linear leciduous woodland a UK Biodiversity s woodland forms an important wildlife d be counter to policies on increasing	
Highways Agency Network Rail : Biodiversity West Yorkshire Ecolog Not supported (RED). T strip of Lowland mixed of Action Plan habitat. This corridor. Allocation woul	y and LCC Ecology Officer: Boundary his proposed allocation lies over a linear leciduous woodland a UK Biodiversity s woodland forms an important wildlife d be counter to policies on increasing	
Highways Agency Network Rail : Biodiversity West Yorkshire Ecolog Not supported (RED). T strip of Lowland mixed of Action Plan habitat. This corridor. Allocation woul woodland cover in Leed	y and LCC Ecology Officer: Boundary his proposed allocation lies over a linear leciduous woodland a UK Biodiversity s woodland forms an important wildlife d be counter to policies on increasing	
Highways Agency Network Rail : Biodiversity West Yorkshire Ecolog Not supported (RED). T strip of Lowland mixed of Action Plan habitat. This corridor. Allocation woul woodland cover in Leed Natural England:	y and LCC Ecology Officer: Boundary his proposed allocation lies over a linear leciduous woodland a UK Biodiversity s woodland forms an important wildlife d be counter to policies on increasing	
Highways Agency Network Rail : Biodiversity West Yorkshire Ecolog Not supported (RED). T strip of Lowland mixed of Action Plan habitat. This corridor. Allocation woul woodland cover in Leed Natural England:	y and LCC Ecology Officer: Boundary his proposed allocation lies over a linear leciduous woodland a UK Biodiversity woodland forms an important wildlife d be counter to policies on increasing s in the draft LDF.	
Highways Agency Network Rail : Biodiversity West Yorkshire Ecolog Not supported (RED). T strip of Lowland mixed of Action Plan habitat. This corridor. Allocation woul woodland cover in Leed Natural England: Education	by and LCC Ecology Officer: Boundary his proposed allocation lies over a linear leciduous woodland a UK Biodiversity woodland forms an important wildlife d be counter to policies on increasing s in the draft LDF.	
Highways Agency Network Rail : Biodiversity West Yorkshire Ecolog Not supported (RED). T strip of Lowland mixed of Action Plan habitat. This corridor. Allocation woul woodland cover in Leed Natural England: Education	by and LCC Ecology Officer: Boundary his proposed allocation lies over a linear leciduous woodland a UK Biodiversity woodland forms an important wildlife d be counter to policies on increasing s in the draft LDF.	Amendment
Highways Agency Network Rail : Biodiversity West Yorkshire Ecolog Not supported (RED). T strip of Lowland mixed of Action Plan habitat. This corridor. Allocation woul woodland cover in Leed Natural England: Education	gy and LCC Ecology Officer:       Boundary         his proposed allocation lies over a linear       leciduous woodland a UK Biodiversity         is woodland forms an important wildlife       d be counter to policies on increasing         is in the draft LDF.       sin the draft LDF.         boding       Environment Age	Amendment

LCC Flood Risk Management:

<u>Utilities</u>
Gas:
Electric:
Telecom:
Fire and Rescue Services:
Built Heritage
Leeds City Council:

Leeds City Council: West Yorkshire Archaeology Service: English Heritage:

## **Gypsy \_Traveller Site Assessment**

Could site be effectively	Yes	No	Maybe
managed	(Text)		
managou			
Mould encoded and	No.	No	Marika
Would gypsies and	Yes	No	Maybe
travellers live on the	(Text)		
site?			
Proximity to housed	Yes	No	
gypsies and travellers	(Text)		
gypsics and naveners	()		
Experience of previous	Yes	No	Unknown
encampments	(Text)		
·			

## **Conclusion of Assessment**

#### Conclusion summary:

Green Belt site. Very narrow site creating ribbon development to the south side of Otley bypass. The site currently forms a landscape buffer to Otley bypass. Highways concerns; direct access to individual properties would need to be taken from Birdcage Walk, mature trees would cause difficulties in gaining visibility at entrances.

Site Capacity (dwellings units):

41

**Retail Conclusion:** 

Floorspace sq m (Non residential):

Employment Conclusion:

0

Residential Conclusion:

Site Detail	S						
Northing:	440731	Area sq m:	590	0673.61	Ward	Adel and Wha	rfedale
Easting:	426032	Area Ha:	59.	067361	HMCA:	Outer Nort	n West
Site Characteristics							
Land Use							
Existing Use 1:	Recrea	ation & Leisure - C	Outdoor sport	facility (g	olf)		
Existing Use 2:							
Existing Use 3:							
Neighbouring U	lse 1 Agricu	lture					
Neighbouring U	se 2: Reside	ential - Dwellings					
Neighbouring U	se 3:						
Other uses:							
Site State:	Mix						
Site Detail							
Topography:		Undulating		Bound	laries:	Poorly defined	
Natural Landsca	ape:	Limited Tree C	over	Road	Frontage	$\checkmark$	
Distance to Rai	I Station (metres):	2264.95		Distan	ce to bus stop (metres)	459.24	
Nearest Railwa	y Station	Horsforth		Bus S	top ID	4628	
SFRA Flood Zo	ne:		0.00	Within	300m of retail centre bo	oundary:	
Environment Ag	gency Flood Zone:		0.00	Agricu	Itural Land Class:		
Health and Safety Executive Hazard:			No	Strate	gic Employment Buffer:		0.00
Health and Safe	ety Executive Gas	Pipeline:	No	Conse	ervation Areas		No
Ancient Monum	ent/Battlefield(%):		0.00	Listed	Buildings:		Yes
Public Rights of		Yes					
Other comment	s/observations on	site characteristic	s:				

## **UDP Designation**

Greenbelt - N32 (%):	99.42	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:	0.05	Special Landscape Area - N37:	1.00
Allotments - N1A:	0.00	Other?:	
Proposed Greenspace - N5:	9.45		
Nature Conservation Area - N50:	0.00		
Protected Playing Pitch - N6:	0.00		

## Natural Resources and waste DPD (if applicable)

Within Minerals Safeguarding Site?:

ite?: No

Within 100m of Minerals Safeguarding Site?:

No

Ρ	lar	nni	ing	Hi	sto	ry

nanning mistor	· •				
Planning App No.	Proposal	Received	Decision	Status	Site %
26/217/92/FU	Detached maintenance shed	10/06/1992	24/11/1992	А	89.92
26/277/93/FU	Single storey front extension to clubhouse	24/08/1993	09/11/1993	А	89.92
26/108/96/LI	Listed building application to part demolish and erect single & 3 two storey extensions to form leisure centre	25/03/1996	14/11/1996	A	89.92
H26/445/90/	Laying out of access road with change of use of former hospi tal and coach house to hotel a nd golf club house and use of	09/11/1990	21/01/1991	A	69.04
26/216/92/LI	Listed building application to carry out alterations and extension to form golf clubhouse	10/06/1992	19/01/1993	A	89.92
26/107/99/LI	Listed building application for addition of 0.6m diameter satellite dish to leisure centre	18/03/1999	18/10/1999	A	89.98
26/106/96/FU	Change of use involving alterations 1 single storey and 3 two storey extensions of hospital to leisure centre	25/03/1996	14/11/1996	A	89.92
26/220/92/FU	Detached golf driving range building with floodlights	10/06/1992	22/12/1992	А	89.92
26/259/97/SI	6 non illuminated and 3 illuminated freestanding signs and 5 externally illuminated wall signs	22/06/1997	08/09/1997	A	89.92
26/114/97/LI	Listed building application for addition of 0.6m diameter satellite dish to golf club house	03/04/1997	13/05/1997	A	89.92
26/261/92/FU	Detached pump house	03/07/1992	20/08/1992	А	89.92
26/278/93/LI	Listed building application to carry out alterations and single storey front extension to clubhouse	24/08/1993	09/11/1993	A	89.92
H26/261/91/	Use of agricultural land as go If club.	22/07/1991	30/09/1991	А	20.85
26/108/99/LI	Listed building application for addition of 0.6m diameter satellite dish to driving range	18/03/1999	18/10/1999	A	89.98
26/221/92/FU	Change of use involving single storey extension of coach house to golf club house	19/06/1992	19/01/1993	A	89.92
26/107/96/LI	Listed building application to part demolish and carry out alterations and extension to form golf clubhouse	25/03/1996	14/11/1996	А	89.92
26/367/00/SI	2 entrance wall signs 7 free standing and 4 wall mounted individual letter signs to health and golf club	16/08/2000	10/10/2000	A	89.92

Green Belt assessment - only completed where	e 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 buil	lt up area)?
Would development of the site effectively "round off" the settlement pattern	n?: No
Do natural/physical features provide a good existing barrier between existi area and undeveloped land?	ing urban 🗹
<u>Overall sprawl conclusion:</u> High potential to lead to unrestricted sprawl	
Prevent neighbouring towns from merging	
Would development of the site lead to physical connection of settlements?	2
Do natural/physical features provide a good existing barrier/boundary to c development?	
<u>Overall Coalescence Conclusion:</u> 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 ur	rban 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 prote significant unprotected tree/hedge cover?	ected, or
Does the site include grade 1, 2, or 3a agricultural land?	$\checkmark$
Does the site contain buildings?	ricultural use?
Overall countryside Encroachment Conclusion	
The site performs an important role safeguarding countryside from encroa	achment
Preserve the setting and special character of historic towns	
Is the site within or adjacent to a conservation area, listed building or othe feature?	er historical
If yes, could development preserve this character?:	Yes
Overall Character Preservation Conclusion:	
Development of the site would have marginal effect on the setting & speci	ial character of historic features, which c
Greenbelt Assessment Conclusion:	
The site is not well related to the existing settlement form and development incursion into Green Belt which could set a precedent for further unrestrict	
Conformity with Core Strategy	
Main Urban Area Main Urban Area Extensio	n 🔲 Brownfield 📃
Major Settlement Major Settlement Extensio	
Smaller Settlement Smaller Settlement Extens	
Villages/Rural Village/Rural Extension	
Development unrelated to existing development	nt 📃
Regeneration Priority Area:	
Inner South Leeds: 0.00 Aire	Valley: 0.00

Leeds Bradford Corridor:

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

West Leeds Gateway:

0.00

0.00

East Leeds

HLAA Conclusio	ns					
Availability: Short term (0-	5yrs)	Suitability:	LDF to determine	Achievability:	Long term (11	+ years)
Summary of Infrast	ructur	e provide	er comments an	d other plann	ing require	ments
Leeds City Council Hig	hways	inc Metro				
Accessibility comment						Rank (1-5)
Part of site near to Cookrid	ge Lane	has good acc	essibility, most of site is	s poor.		3
Access Comments					Ţ	Rank (1-5)
Only support access on to would remove all trees on			access off Holt Lane un	less fully reconstruc	cted,	4
Local network comment						Rank (1-5)
Congested wider network						3
Mitigation measure						Total score
Holt Lane reconstruction						10
Support?	N	leed to comb	ine with other sites:	Suitability	y for partial dev	elopment:
Yes with mitigation						
Highways Agency						

### Network Rail :

### **Biodiversity**

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

Not supported (RED). Breary Marsh Site of Special Scientific Interest (SSSI) lies only 200m from this proposed allocation. The site has important wetland communities (wet woodland and fen) and lies down stream of the proposed housing site. Any development has potential impacts on water quality and quantity as well as the pattern of run-off. The current drainage associated with the golf course should not be assumed to be optimal for the SSSI. Any proposed allocation in this area will need to include measures to meet the optimal quality and quantity surface water run-off to the SSSI. Surface water attenuation basins would need to be included which should be designed to include fen and wet woodland. Seed should be of local provenance ideally from the SSSI. Measures will be needed to maintain and enhance water quality during construction and in the longer term. Some parts of the SSSI are dry (W10) woodland. The golf course currently supports the following UK BAP priority habitats: Flowing water, Lowland mixed deciduous woodland and Ponds. The ponds support a good range of wildfowl and waders including curlew and lapwing. The water course/ponds within the site have records of water vole and white clawed cravitish both UK protected species. The area also has records of harvest mouse a UK and Leeds BAP priority species which will be associated with unmanaged grassland and fen. The area also has important records for wildfowl, waders and passerine birds.

#### **Boundary Amendment**

Supported with mitigation if Red hatched areas are excluded and the boundary is amended as per Drawing RM/3360 - to reflect the most valuable habitats near Breary Marsh SSSI and Breary Marsh Local Nature Reserve and habitats in the east that help provide an east-west wildlife corridor function. Breary Marsh SSSI lies only 400m (and Breary Marsh LNR only 200m) from this proposed allocation. The site has important wetland communities (wet woodland and fen) and lies down stream of the proposed housing site. Any development has potential impacts on water quality and quantity as well as the pattern of run-off. The current drainage associated with the golf course should not be assumed to be optimal for the SSSI. Any proposed allocation in this area will need to include measures to meet the optimal quality and quantity surface water run-off to the SSSI - advice needed from Natural England. Surface water attenuation basins would need to be included which should be designed to include fen and wet woodland. Seed should be of local provenance ideally from the SSSI. Measures will be needed to maintain and enhance water quality during construction and in the longer term. Some parts of the SSSI are dry (W10) woodland. The golf course currently supports the following UK BAP priority habitats: Flowing water, Lowland mixed deciduous woodland and Ponds. The ponds support a good

range of wildfowl and waders including curlew and lapwing. The water course/ponds within the site have records of water vole and white clawed crayfish both UK protected species. The area also has records of harvest mouse a UK and Leeds Biodiversity Action Plan priority species which will be associated with unmanaged grassland and fen. The area also has important records for wildfowl, waders and passerine birds. Mitigation will also be required to protect and enhance the northern and eastern boundaries. Some off-site mitigation/compensation may be acceptable to enhance the area between the allocation and Breary Marsh LNR to assist it to become part of the LNR - will require transfer of ownership and commuted sum for future management.

Natural England:

#### **Education**

Should this come to fruition, we would request land from part of the development for new school provision.

### Drainage/Water/Flooding

**Environment Agency Comments:** 

**Environment Agency Constraints:** 

**Yorkshire Water Comments:** 

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

**Utilities** 

Gas:

Electric:

Telecom:

Fire and Rescue Services:

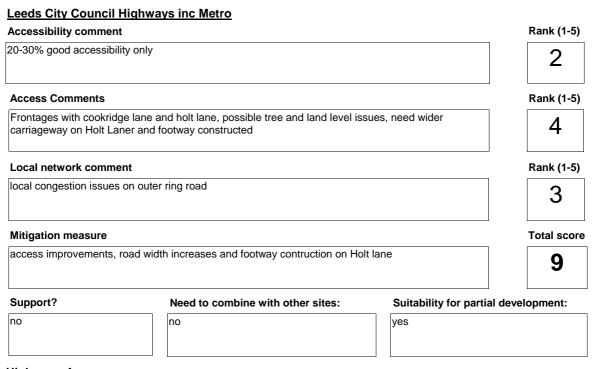
**Built Heritage** 

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

## Summary of Infrastructure provider comments and other planning requirements



### Highways Agency

### Network Rail :

### **Biodiversity**

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

Not supported (RED). Breary Marsh Site of Special Scientific Interest (SSSI) lies only 200m from this proposed allocation. The site has important wetland communities (wet woodland and fen) and lies down stream of the proposed housing site. Any development has potential impacts on water quality and quantity as well as the pattern of run-off. The current drainage associated with the golf course should not be assumed to be optimal for the SSSI. Any proposed allocation in this area will need to include measures to meet the optimal quality and quantity surface water run-off to the SSSI. Surface water attenuation basins would need to be included which should be designed to include fen and wet woodland. Seed should be of local provenance ideally from the SSSI. Measures will be needed to maintain and enhance water quality during construction and in the longer term. Some parts of the SSSI are dry (W10) woodland. The golf course currently supports the following UK BAP priority habitats: Flowing water, Lowland mixed deciduous woodland and Ponds. The ponds support a good range of wildfowl and waders including curlew and lapwing. The water course/ponds within the site have records of water vole and white clawed crayfish both UK protected species. The area also has records of harvest mouse a UK and Leeds BAP priority species which will be associated with unmanaged grassland and fen. The area also has important records for wildfowl, waders and passerine birds.

#### **Boundary Amendment**

Supported with mitigation if Red hatched areas are excluded and the boundary is amended as per Drawing RM/3360 - to reflect the most valuable habitats near Breary Marsh SSSI and Breary Marsh Local Nature Reserve and habitats in the east that help provide an east-west wildlife corridor function. Breary Marsh SSSI lies only 400m (and Breary Marsh LNR only 200m) from this proposed allocation. The site has important wetland communities (wet woodland and fen) and lies down stream of the proposed housing site. Any development has potential impacts on water quality and quantity as well as the pattern of run-off. The current drainage associated with the golf course should not be assumed to be optimal for the SSSI. Any proposed allocation in this area will need to include measures to meet the optimal quality and quantity surface water run-off to the SSSI - advice needed from Natural England. Surface water attenuation basins would need to be included which should be designed to include fen and wet woodland. Seed should be of local provenance ideally from the SSSI. Measures will be needed to maintain and enhance water quality during construction and in the longer term. Some parts of the SSSI are dry (W10) woodland. The golf course currently supports the following UK BAP priority habitats: Flowing water, Lowland mixed deciduous woodland and Ponds. The ponds support a good range of wildfowl and waders including curlew and lapwing. The water course/ponds within the site have records of water vole and white clawed crayfish both UK protected species. The area also has records of harvest mouse a UK and Leeds Biodiversity Action Plan priority species which will be associated with unmanaged grassland and fen. The area also has

important records for wildfowl, waders and passerine birds. Mitigation will also be required to protect and enhance the northern and eastern boundaries. Some off-site mitigation/compensation may be acceptable to enhance the area between the allocation and Breary Marsh LNR to assist it to become part of the LNR - will require transfer of ownership and commuted sum for future management.

#### Natural England:

#### **Education**

Should this come to fruition, we would request land from part of the development for new school provision.

### Drainage/Water/Flooding

**Environment Agency Comments:** 

**Environment Agency Constraints:** 

**Yorkshire Water Comments:** 

Yorkshire Water Waste Water Treatment Works Comme

LCC Flood Risk Management:

<u>Utilities</u>

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage Leeds City Council: West Yorkshire Archaeology Service:

English Heritage:

### Gypsy \_Traveller Site Assessment

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

### **Conclusion of Assessment**

Conclusion summary:

### Site Name: Cookridge Hall, Cookridge Lane, LS16 7NL

Green Belt site. The site is not well related to the existing settlement form and development would represent a significant incursion into Green Belt which could set a precedent for further unrestricted sprawl. Highway concerns regarding access and accessibility. Land to the east of the Chestnuts is designated as proposed N5 greenspace. Holt Lane Meadow, Cookridge is designated as Access Land. This land has been designated under the Countryside and Rights of Way Act 2000 as having access on foot for the public. This is one of six throughout Leeds with these rights.

Site Capacity (dwellings units):

Floorspace sq m (Non residential):

**Residential Conclusion:** 

Not assessed

**Retail Conclusion:** 

1550

Employment Conclusion: Not assessed

Site Details						
Northing:	442698	Area sq m:		38797.98	Ward	Adel and Wharfedal
Easting:	426154	Area Ha:		3.879798	HMCA:	Outer North Wes
Site Charact	teristics					
Land Use						
Existing Use 1:	Agricult	ure				
Existing Use 2:						
Existing Use 3:						
Neighbouring Use	1 Forestr	y - Unmanaged	Forest			
Neighbouring Use	2: Reside	ntial - Dwellings				
Neighbouring Use	3:					
Other uses:						
Site State:	Greenfi	eld				
<u>Site Detail</u>						
Topography:		Flat		Bound	laries:	Partially well-defined
Natural Landscape	:	Limited Tree	Cover	Road	Frontage	$\checkmark$
Distance to Rail Sta	ation (metres):	3957.95		Distan	ce to bus stop (metres)	128.61
Nearest Railway St	tation	Horsforth		Bus S	top ID	9209
SFRA Flood Zone:			0.00	Within	300m of retail centre bo	oundary:
Environment Agency Flood Zone:		0.00	Agricu	Itural Land Class:		
Health and Safety Executive Hazard:		No	Strate	gic Employment Buffer:	0.0	
Health and Safety	Executive Gas F	Pipeline:	No	Conse	ervation Areas	Ν
Ancient Monument	/Battlefield(%):		0.00	Listed	Buildings:	Ν
Public Rights of Wa	ay:		No			
Other comments/ol	bservations on s	site characteristi	cs:			

Other comments/observations on site characteristics:

# **UDP** Designation

Greenbelt - N32 (%):	99.98	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.02	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?:

Site?: No

Within 100m of Minerals Safeguarding Site?:

No

Site Ref: 3367A Site Name: Leeds Road, Bramhope Site A

**Planning History** 

Green Belt assessment - only completed where site is within Green Belt					
Would development of the site effectively	bon development? relopment? (2+ boundaries with existing built up area)?				
Overall sprawl conclusion: Low potential to lead to unrestricted spra Prevent neighbouring towns from mer Would development of the site lead to ph Do natural/physical features provide a ge	ging				
development? <u>Overall Coalescence Conclusion:</u> No merging but there is no defensible bo Assist in safeguarding countryside fro					
Does the site provide access to the cour Does the site include local or national co	nservation designated areas? s, trees, hedgerows that are protected, or ? gricultural land?				
Does the site contain buildings? <u>Overall countryside Encroachment Conc</u> The site does not perform an important r <b>Preserve the setting and special chara</b>	ole in safeguarding the countryside from encroa				
feature? If yes, could development preserve this of Overall Character Preservation Conclusion		storic features			
	would provide an extension to the adjoining P he site is an isolated site, but with the adjacent				
Conformity with Core Str	ategy				
Main Urban Area Major Settlement Smaller Settlement Villages/Rural Development	Main Urban Area Extension         Major Settlement Extension         Smaller Settlement Extension         Village/Rural Extension         unrelated to existing development	Brownfield Greenfield Mixed			
Regeneration Priority Area: Inner South Leeds: Leeds Bradford Corridor:	0.00 Aire Valley: 0.00 West Leeds Gatew	0.00 vav: 0.00			

East Leeds

-	Suitability:	Achievability:	
ummary of Infrast	ructure provider comm	ents and other planning requi	irements
Leeds City Council Hig	hways inc Metro		
Accessibility comment			Rank (1-
Poor access to public trans education and health faciliti	port and employment but good ac es	cess to primary and secondary	3
Access Comments			Rank (1-
Access possible from Leed	ds Road alterations to ghost island	and possible other mitigation required.	4
Local network comment		I	Rank (1-
Local congestion/cumuliate	e impact issues - mitigation require	ed	4
Mitigation measure			Total sco
Unknown at this stage			11
Support?	Need to combine with ot	her sites: Suitability for partial	development:
Yes with mitigation	No		
<u>Network Rail :</u>			
Biodiversity Nest Yorkshire Ecology a Supported with mitigation (a by providing a minimum 20	amber) if Spring Wood is protected metre buffer adjacent to its south	ern	
Biodiversity Nest Yorkshire Ecology a Supported with mitigation (a poproviding a minimum 20 poundary with native shrub access into Spring Wood is poundary fencing. The east hedgerows (UK Biodiversity be protected and enhanced planted with locally native tr hese hedgerows are to be with additional areas of nati adjacent to the southern bo	amber) if Spring Wood is protected metre buffer adjacent to its south and small tree planting, and publi strongly discouraged by appropria	d ern c ate puld of et	
Biodiversity Nest Yorkshire Ecology a Supported with mitigation (a poproviding a minimum 20 poundary with native shrub access into Spring Wood is poundary fencing. The east hedgerows (UK Biodiversity be protected and enhanced planted with locally native tr hese hedgerows are to be with additional areas of nati adjacent to the southern bo	amber) if Spring Wood is protected metre buffer adjacent to its southor and small tree planting, and publi strongly discouraged by appropri- ern and western boundary / Action Pland Priority habitat) sho by providing a 20m wide buffer rees and shrubs - if any sections of removed this will need to be off-se ve shrub and small tree planting undary of Spring Wood, along the	d ern c ate puld of et	
Biodiversity West Yorkshire Ecology a Supported with mitigation (a by providing a minimum 20 boundary with native shrub access into Spring Wood is boundary fencing. The east hedgerows (UK Biodiversity be protected and enhanced blanted with locally native to hese hedgerows are to be with additional areas of nati adjacent to the southern bo eastern boundary and/or off	amber) if Spring Wood is protected metre buffer adjacent to its southor and small tree planting, and publi strongly discouraged by appropri- ern and western boundary / Action Pland Priority habitat) sho by providing a 20m wide buffer rees and shrubs - if any sections of removed this will need to be off-se ve shrub and small tree planting undary of Spring Wood, along the	d ern c ate puld of et	
Biodiversity West Yorkshire Ecology a Supported with mitigation (a by providing a minimum 20 boundary with native shrub access into Spring Wood is boundary fencing. The east hedgerows (UK Biodiversity be protected and enhanced blanted with locally native tr hese hedgerows are to be with additional areas of nati adjacent to the southern bo eastern boundary and/or off Natural England: Education	amber) if Spring Wood is protected metre buffer adjacent to its souther and small tree planting, and publi strongly discouraged by appropri- ern and western boundary / Action Pland Priority habitat) sho by providing a 20m wide buffer rees and shrubs - if any sections of removed this will need to be off-se ve shrub and small tree planting undary of Spring Wood, along the f-site north of Spring Wood .	d ern c ate puld of et	
Biodiversity Nest Yorkshire Ecology a Supported with mitigation (a by providing a minimum 20 boundary with native shrub access into Spring Wood is boundary fencing. The east hedgerows (UK Biodiversity) be protected and enhanced blanted with locally native th hese hedgerows are to be with additional areas of nati- adjacent to the southern bo bastern boundary and/or off Natural England: Education	amber) if Spring Wood is protected metre buffer adjacent to its souther and small tree planting, and publi strongly discouraged by appropri- ern and western boundary / Action Pland Priority habitat) sho by providing a 20m wide buffer rees and shrubs - if any sections of removed this will need to be off-se ve shrub and small tree planting undary of Spring Wood, along the f-site north of Spring Wood .	d ern c ate puld of et	

#### **Yorkshire Water Comments:**

Culverted water course in road frontage

Yorkshire Wate	r Waste	Water	Treatment	Works Comm	е
----------------	---------	-------	-----------	------------	---

Knostrop High Level

LCC Flood Risk Management:

**Utilities** 

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

**English Heritage:** 

# **Gypsy \_Traveller Site Assessment**

Could site be effectively	Yes	No	Maybe
-		INU	Iviaybe
managed	(Text)		
Would gypsies and	Yes	No	Maybe
travellers live on the	(Text)		
site?			
Proximity to housed	Yes	No	
gypsies and travellers	(Text)		
<b>3</b> )perce and nationere			
Experience of previous	Yes	No	Unknown
encampments	(Text)		0
encampments	()		

### **Conclusion of Assessment**

### Conclusion summary:

Green Belt site. Development of the site would provide an extension to the adjoining PAS site 1080 and assist access into this adjacent site. By itself, the site is an isolated site, but with the adjacent PAS site it could effectively 'round off' the settlement. If furthered the site should be viewed as a single allocation with 1080 for the purposes of access requirements - one access to the A660, shared with site 1080, would restrict the combined capacity of the sites to 200 units. Two access points would allow a total capacity of 434.

**Retail Conclusion:** 

Site Capacity (dwellings units):

**Residential Conclusion:** 

Floorspace sq m (Non residential):

**Employment Conclusion:** 

0

Amber

Site Details						
Northing:	443024	Area sq m:		41760.54	Ward	Adel and Wharfed
Easting:	426286	Area Ha:	4	4.176054	HMCA:	Outer North W
Site Charact	teristics					
Land Use						
Existing Use 1: Existing Use 2:	Forestr	y - Unmanaged F	Forest			
Existing Use 3:						
Neighbouring Use	1 Agricult	ure				
Neighbouring Use	2: Resider	ntial - Dwellings				
Neighbouring Use	3:					
Other uses:						
Site State:	Greenfi	eld				
Site Detail						
Topography:		Sloping		Bound	aries:	Poorly defined
Natural Landscape	):	Significant Tre	e Cover	Road I	Frontage	$\checkmark$
Distance to Rail St	ation (metres):	4309.31		Distan	ce to bus stop (metres)	418.80
Nearest Railway S	tation	Horsforth		Bus St	top ID	9280
SFRA Flood Zone:			0.00	Within	300m of retail centre bo	oundary:
Environment Agen	cy Flood Zone:		0.00	Agricu	Itural Land Class:	
Health and Safety	Executive Haza	rd:	No	Strate	gic Employment Buffer:	C
Health and Safety	Executive Gas F	Pipeline:	No	Conse	rvation Areas	
Ancient Monument	/Battlefield(%):		0.00	Listed	Buildings:	
Public Rights of Wa	ay:		Yes			
Other comments/ol	bservations on s	site characteristic	s:			

Other comments/observations on site characteristics:

## **UDP Designation**

Greenbelt - N32 (%):	99.93	Urban Green Corridor - N8 (%):	0.00
Protected Area of Search site - N34 (%):	0.01	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?:

Site?: No

Within 100m of Minerals Safeguarding Site?:

No

Site Ref: 3367B Site Name: Leeds Road, Bramhope Site B

**Planning History** 

Leeds Bradford Corridor:

Green Belt assessment - only completed where site is within Green Belt					
Check the unrestricted sprawl of large Would development lead to/constitute rib					
Would development result in isolated dev	velopment?				
Is the site well connected to built up area	a (2+ boundaries with existing built up area)?				
Would development of the site effectively	y "round off" the settlement pattern?:				
Do natural/physical features provide a go area and undeveloped land?	ood existing barrier between existing urban				
Overall sprawl conclusion: Low potential to lead to unrestricted spra	awl				
Prevent neighbouring towns from me	rging				
Would development of the site lead to pl					
Do natural/physical features provide a go development?					
Overall Coalescence Conclusion:					
No merging but there is no defensible bo	bundary				
Assist in safeguarding countryside fro	om encroachment				
Is there a strong defensible boundary be	tween the site and the existing urban area?				
Does the site provide access to the cour	ntryside?				
Does the site include local or national co	onservation designated areas?				
Does the site include areas of woodland significant unprotected tree/hedge cover	s, trees, hedgerows that are protected, or ?				
Does the site include grade 1, 2, or 3a a	gricultural land?	$\checkmark$			
Does the site contain buildings?	Are these in agricultural use?				
Overall countryside Encroachment Conc	lusion				
The site does not perform an important r	ole in safeguarding the countryside from encroa	achment			
Preserve the setting and special chara	acter of historic towns				
Is the site within or adjacent to a conserv feature?	vation area, listed building or other historical				
If yes, could development preserve this of	character?:				
Overall Character Preservation Conclusi	ion:				
Development of the site would have no e	effect on the setting and special character of his	toric features			
Greenbelt Assessment Conclusion:					
	is occupied by an extensive area of woodland s only be accessed via 3367A. Breary Lane uns				
Conformity with Core Str	ategy				
Main Urban Area	Main Urban Area Extension	Brownfield			
Major Settlement	Major Settlement Extension	Greenfield			
Smaller Settlement	Smaller Settlement Extension	Mixed			
Villages/Rural	Village/Rural Extension				
Development	unrelated to existing development				
Regeneration Priority Area:					
Inner South Leeds:	0.00 Aire Valley:	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.

West Leeds Gateway:

0.00

0.00

East Leeds

Availability:	Suitability:	A - 1, 1 - 1, - 1, - 1, - 1, - 1, - 1, -	
evaluability.	Ounabinty.	Achievability:	
Summary of Infra	astructure provider co	mments and other planning r	requirements
Leeds City Council	Highways inc Metro		
Accessibility commen	nt		Rank (1-5)
None of the accessibili	ty criteria are met		1
Access Comments			Rank (1-5
Very poor access			2
Local network comm	ient		Rank (1-5)
Poor access options.			1
Mitigation measure			Total scor
None			4
Support?	Need to combine w	ith other sites: Suitability for p	artial development:
No	No		
<u>Highways Agency</u>			
No objection			
<u>Network Rail :</u>			
Biodiversity			
	gy and LCC Ecology Officer:	Boundary Amendment	
ancient woodland. The should be retained. The valuable hedgerows ald which should be retaine metre buffer is put in pl reduce the northern po therefore it may only be	This site includes 3.14ha of repla woodland is a valuable habitat w e small area north of Spring Woo ong its north, east and west boun ed and protected - once a protect lace adjacent to each boundary the rtion of this allocation significantly e suitable for "off-site" compensation elp off-set hedgerow loss from ar and south.	rhich d has daries ive 20 his will y - tion as	
Natural England:			
Education			
Drainage/Water/Flo	oding		
Environment Agency	Comments:	Environment Agency Constraints:	
Yorkshire Water Com		Yorkshire Water Waste Water Treat	

	Knostrop High Level
LCC Flood Risk Management:	
<u>Utilities</u> Gas:	
Electric:	
Telecom:	

Fire and Rescue Services:

#### **Built Heritage**

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

# Gypsy \_Traveller Site Assessment

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

## **Conclusion of Assessment**

#### Conclusion summary:

Green Belt site. The majority of the site is occupied by an extensive area of woodland so is not considered suitable for residential allocation. Could only be accessed via 3367A. Breary Lane unsuitable for access.

Site Capacity (dwellings units):

94

Floorspace sq m (Non residential):

0

**Residential Conclusion:** 

Retail Conclusion:

**Employment Conclusion:** 

Red

				LOIC	5110			
Site Details								
Northing:	443094		Area sq m:		15418.26	Ward	Adel and Wha	rfedale
Easting:	424707		Area Ha:		1.541826	HMCA:	Outer Nort	h West
Site Charact	eristic	S						
Land Use								
Existing Use 1:	А	gricultu	ıre					
Existing Use 2:	R	esiden	tial - Dwellings					
Existing Use 3:	0	ther						
Neighbouring Use	1 A	gricultu	ıre					
Neighbouring Use	2: R	esiden	tial - Dwellings					
Neighbouring Use	3:							
Other uses:	E	questri	an Centre					
Site State:	Р	art gree	enfield and brow	nfield				
<u>Site Detail</u>								
Topography:			Flat		Bound	daries:	Poorly defined	
Natural Landscape	:		Limited Tree Co	over	Road	Frontage	$\checkmark$	
Distance to Rail Sta	ation (met	res):	3964.58		Distar	nce to bus stop (metres)	208.87	
Nearest Railway St	ation		Horsforth		Bus S	top ID	10840	
SFRA Flood Zone:				0.00	Within	300m of retail centre bo	oundary:	
Environment Ageno	cy Flood Z	Zone:		0.00	Agricu	Itural Land Class:		
Health and Safety I	Executive	Hazaro	d:	No	Strate	gic Employment Buffer:		0.00
Health and Safety I	Executive	Gas Pi	ipeline:	No	Conse	ervation Areas		No
Ancient Monument	/Battlefield	d(%):		0.00	Listed	Buildings:		No
Public Rights of Wa	ay:			No				
		:						

Other comments/observations on site characteristics:

## **UDP Designation**

Site Ref: 3400

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:	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?:

Site?: No

Within 100m of Minerals Safeguarding Site?:

No

Site Name: Land at Green Acres, Moor Road, Bramhope, LS16 9HJ

## Site Name: Land at Green Acres, Moor Road, Bramhope, LS16 9HJ

# **Planning History**

	<i>.</i>				
Planning App No.	Proposal	Received	Decision	Status	Site %
H29/210/76/	Outline application to erect d etached dwelling, to ag ricultural site. (site area 0. 28ha (0.69 acres)).	20/05/1976	15/06/1976	R	88.38
29/176/97/FU	Removal of condition of application no wh1530 (agricultural workers condition)	18/07/1997	03/08/1999	A	79.43
29/31/00/FU	Two storey front extension single storey side extension and new first and roof	04/02/2000	04/04/2000	A	11.52
29/90/01/FU	Detached stables detached hay store and detached riding school	19/03/2001	30/10/2001	А	99.94
H29/178/82/	Addition of sun lounge to fron t of detached bungalow.	10/11/1982	29/11/1982	А	12.15
H29/211/76/	Outline application to erect o ne detached dwelling, to ar gricultural site. (site area 0 .19ha (0.46 acres))	20/05/1976	15/06/1976	R	10.54
PREAPP/07/00266		21/11/2007		PRENOT	99.94
PREAPP/08/00396		19/11/2008	01/01/2010	PRECAG	99.92
10/00633/FU	Change of use involving alterations and extension of equestrian centre to form primary and secondary school with associated car parking, play areas and landscaping	12/02/2010		APPRET	58.03
29/117/04/FU	Amendment to previous approval 29/31/00/fu alterations to roof front bay windows and porch	26/04/2004	21/07/2004	R	32.07
H29/114/90/	Alterations and extension, to form stables, to rear of detached house.	08/05/1990	13/05/1993	А	97.13

## Site Name: Land at Green Acres, Moor Road, Bramhope, LS16 9HJ

Green Belt assessment - onl	y completed where site is v	vithin Green Be	elt
Check the unrestricted sprawl of large bu	ilt up areas		
Would development lead to/constitute ribbon	development?		
Would development result in isolated develop	oment?		
s the site well connected to built up area (2+	boundaries with existing built up area)?	$\checkmark$	
Nould development of the site effectively "ro	und off" the settlement pattern?:	Partial	
Do natural/physical features provide a good e area and undeveloped land?	existing barrier between existing urban		
Overall sprawl conclusion:			
ow potential to lead to unrestricted sprawl			
Prevent neighbouring towns from mergin	g		
Nould development of the site lead to physic	al connection of settlements?		
Do natural/physical features provide a good development?			
Overall Coalescence Conclusion:			
No merging but there is no defensible bound	ary		
Assist in safeguarding countryside from e	encroachment		
Is there a strong defensible boundary betwee			
Does the site provide access to the countrys	Ũ		
Does the site include local or national consel			
Does the site include areas of woodlands, tre significant unprotected tree/hedge cover?	•		
Does the site include grade 1, 2, or 3a agricu	Iltural land?		
Does the site contain buildings?	Are these in agricultural use?		
Overall countryside Encroachment Conclusio	-		
The site does not perform an important role i		chment	
Preserve the setting and special characte			
Is the site within or adjacent to a conservatio feature?	-		
If yes, could development preserve this chara			
Overall Character Preservation Conclusion:			
Development of the site would have no effec	t on the setting and special character of hist	oric features	
Greenbelt Assessment Conclusion:			
Green Belt site. Development of the site cou boundary of new development to the east of		to parallel the southern	
Conformity with Core Strate	egy		
Main Urban Area	Main Urban Area Extension	Brownfield	
Major Settlement	Major Settlement Extension	Greenfield	
Smaller Settlement	Smaller Settlement Extension	Mixed	
Villages/Rural	Village/Rural Extension		—
Development unr	elated to existing development		
Regeneration Priority Area:			
Inner South Leeds:	0.00 Aire Valley:		0.00
Leeds Bradford Corridor:	0.00 West Leeds Gatew	ay:	0.00

## Site Name: Land at Green Acres, Moor Road, Bramhope, LS16 9HJ

East Leeds

Availability: Short term (0-5yrs)	Suitability:	LDF to determine	Achievability: L	_ong term (11+ years)
Summary of Infrastructur	e provide	r comments and		
				groquionono
Leeds City Council Highways Accessibility comment	inc Metro			Rank (1-
Poor access to employment, public education and local services	transport and	primary education. Goc	d access to seconda	<sup>ary</sup> 2
Access Comments				Rank (1-
Good frontage with adopted highwa and access works	ay but trees fro	nting highway may be a	n issue. Requires foo	otway 4
Local network comment				Rank (1-
Possible cummulative impact in loc	al area			4
Mitigation measure				Total sco
access and footway improvements				10
Support? N	leed to combi	ne with other sites:	Suitability for	or partial development:
no	es with 3434		yes	
no yı	es with 3434		yes	
no yı	es with 3434		yes	
	es with 3434		yes	
Highways Agency Network Rail :	es with 3434		yes	
Highways Agency Network Rail : Biodiversity		er: Bound	dary Amendment	
Highways Agency		er: Bound		
Highways Agency Network Rail : Biodiversity West Yorkshire Ecology and LCC		er: Bound		
Highways Agency Network Rail : Biodiversity West Yorkshire Ecology and LCC Supported Natural England:		er: Bound		
Highways Agency Network Rail : Biodiversity West Yorkshire Ecology and LCC Supported		er: Bound		
Highways Agency Network Rail : Biodiversity West Yorkshire Ecology and LCC Supported Natural England:			dary Amendment	
Highways Agency Network Rail : Biodiversity West Yorkshire Ecology and LCC Supported Natural England: Education				ts:
Highways Agency Network Rail : Biodiversity Nest Yorkshire Ecology and LCC Supported Natural England: Education		Environmen	dary Amendment	ts:

Gas:

Electric:

Telecom:

Fire and Rescue Services:

#### Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

# **Gypsy** \_**Traveller Site Assessment**

Could site be effectively	Yes	No	Maybe
managed	(Text)		
	Ma a	NL-	Max Ia a
Would gypsies and	Yes	No	Maybe
travellers live on the	(Text)		
site?			
ono.			
Proximity to housed	Yes	No	
		INO	
gypsies and travellers	(Text)		
Experience of previous	Yes	No	Unknown
	(Text)	110	Children
encampments	(10,0)		

## **Conclusion of Assessment**

#### **Conclusion summary:**

Green Belt site. Development of the site could constitute rounding off of the settlement to parallel the southern boundary of new development to the east of Moor Road. No highways concerns.

Site Capacity (dwellings units):

Floorspace sq m (Non residential):

#### **Residential Conclusion:**

Amber

**Retail Conclusion:** 

48

**Employment Conclusion:** 

Site Ref		3434
----------	--	------

#### Site Name: Land at Green Acres, Moor Road, Bramhope, Leeds, LS16 9HJ

Northing:	442921	Area sq m:	6	9975.38	Ward	Adel and Whar	fedale
Easting:	424493	Area Ha:	6	.997538	HMCA:	Outer North	ו Wes
Site Chai	racteristic	S					
Land Use							
Existing Use 1	l: Ag	riculture					
Existing Use 2	ing Use 2: Utilities & Infrastructure - Energy production and distribution (s						
Existing Use 3: Agriculture							
Neighbouring Use 1 Residential - Dwellings							
Neighbouring	Use 2:						
Neighbouring	Use 3:						
Other uses:	Sta	ables					
Site State:	Gr	eenfield					
<u>Site Detail</u>							
Topography:		Flat		Bound	laries:	Poorly defined	
Natural Lands	cape:	Limited Tree	Cover	Road	Frontage		
Distance to R	ail Station (metro	es): 3782.47		Distan	ce to bus stop (metres)	479.29	
Nearest Railw	ay Station	Horsforth		Bus S	top ID	10840	
SFRA Flood Z	Zone:		0.00	Within	300m of retail centre bo	oundary:	
Environment Agency Flood Zone:		0.00	Agricu	Agricultural Land Class:			
Health and Sa	afety Executive H	Hazard:	No	Strate	Strategic Employment Buffer:		0.00
Health and Sa	afety Executive (	Gas Pipeline:	No	Conse	ervation Areas		No
Ancient Monu	ment/Battlefield	(%):	0.00	Listed	Buildings:		No
Public Rights of Way: No							

## **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?:

Site?: No

Within 100m of Minerals Safeguarding Site?:

No

### Site Name: Land at Green Acres, Moor Road, Bramhope, Leeds, LS16 9HJ

## **Planning History**

5	<b>,</b>				
Planning App No.	Proposal	Received	Decision	Status	Site %
H29/210/76/	Outline application to erect d etached dwelling, to ag ricultural site. (site area 0. 28ha (0.69 acres)).	20/05/1976	15/06/1976	R	39.83
29/90/01/FU	Detached stables detached hay store and detached riding school	19/03/2001	30/10/2001	А	32.55
PREAPP/07/00266		21/11/2007		PRENOT	97.70
PREAPP/08/00396		19/11/2008	01/01/2010	PRECAG	97.53
H29/114/90/	Alterations and extension, to form stables, to rear of detached house.	08/05/1990	13/05/1993	А	96.69

Leeds Bradford Corridor:

Green Belt assessment	- only completed where site is	within Green Belt
Check the unrestricted sprawl of la Would development lead to/constitute Would development result in isolated	e ribbon development? I development?	
Would development of the site effecti	area (2+ boundaries with existing built up area)? ively "round off" the settlement pattern?: a good existing barrier between existing urban	No
<u>Overall sprawl conclusion:</u> High potential to lead to unrestricted	sprawl	
Prevent neighbouring towns from	merging	
·	o physical connection of settlements? a good existing barrier/boundary to contain	
Overall Coalescence Conclusion:		
No merging but there is no defensible	e boundary	
Assist in safeguarding countryside	e from encroachment	
Is there a strong defensible boundary Does the site provide access to the c	y between the site and the existing urban area? countryside?	
Does the site include local or nationa	al conservation designated areas?	
Does the site include areas of woodla significant unprotected tree/hedge co	ands, trees, hedgerows that are protected, or over?	
Does the site include grade 1, 2, or 3	·	
Does the site contain buildings?	✓ Are these in agricultural use?	
Overall countryside Encroachment C	conclusion	
The site does not perform an importa	ant role in safeguarding the countryside from encro	achment
Preserve the setting and special cl	haracter of historic towns	
Is the site within or adjacent to a cons feature?	servation area, listed building or other historical	
If yes, could development preserve the	his character?:	
Overall Character Preservation Conc	clusion:	
Development of the site would have r	no effect on the setting and special character of his	storic features
Greenbelt Assessment Conclusion	1:	
Green Belt site. Development of the settlement, with no defensible Green	site would constitute urban sprawl and is unrelated Belt boundary.	d to the existing
Conformity with Core S	Strategy	
Main Urban Area	Main Urban Area Extension	Brownfield
Major Settlement	Major Settlement Extension	Greenfield
Smaller Settlement	Smaller Settlement Extension	Mixed
Villages/Rural	Village/Rural Extension	
	nent unrelated to existing development	
Regeneration Priority Area:	0.00 Aire Valley:	0.00
Inner South Leeds:	0.00 Aire Valley:	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.

West Leeds Gateway:

0.00

0.00

### Site Name: Land at Green Acres, Moor Road, Bramhope, Leeds, LS16 9HJ

East Leeds

Availability: Short term (0-	5yrs) Suitability: L[	OF to determine	Achievability: Long terr	n (11+ years)
ummary of Infrast	ructure provider c	omments and	l other planning requ	uirements
Leeds City Council Hig	hways inc Metro			
Accessibility comment				Rank (1-5
Poor all round accessibility				1
Access Comments			'	Rank (1-5
Good frontage with adopted and access works	d highway but trees frontir	ıg highway may be a	an issue. Requires footway	4
Local network comment				Rank (1-5
Possible cummulative impa	act in local area			4
Mitigation measure				Total sco
access and footway improv	vements			9
			• • • • • • •	
Support?	Need to combine	with other sites:	Suitability for partia	I development:
no	yes with 3400		yes	
Highways Agency				
Network Rail :				
<u>Biodiversity</u>		_		
West Yorkshire Ecology a Supported	nd LCC Ecology Officer:	Bound	dary Amendment	
Natural England:				
Education				
Drainage/Water/Floodir	ng			
Environment Agency Com	iments:	Environmen	t Agency Constraints:	
Yorkshire Water Commen	ts:	Yorkshire W Knostrop Hig	Ater Waste Water Treatmen	t Works Comme

<u>Utilities</u>

Gas:

Electric:

Telecom:

Fire and Rescue Services:

#### Built Heritage

Leeds City Council:

West Yorkshire Archaeology Service:

English Heritage:

# Gypsy \_Traveller Site Assessment

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

## **Conclusion of Assessment**

#### **Conclusion summary:**

Green Belt site. Development of the site would constitute urban sprawl and is unrelated to the existing settlement, with no defensible Green Belt boundary. Highways concerns; poor accessibility, access difficult to achieve due to short frontage and dense trees.

Site Capacity (dwellings units):

Floorspace sq m (Non residential):

#### **Residential Conclusion:**

Red

**Retail Conclusion:** 

183

**Employment Conclusion:** 

Site Ref	f: C	FSM03
----------	------	-------

#### Site Name: Land At Green Acres, Moor Road, Bramhope, Leeds, LS16 9HJ

Site Detai	ls							
Northing:	442951	A	Area sq m:		84067.47	Ward	Adel and Whar	fedale
Easting:	424528	A	Area Ha:		8.406747	HMCA:	Outer North	า West
Site Char	acteristic	S						
Land Use								
Existing Use 1:	Ag	gricultu	re					
Existing Use 2:	Re	esident	ial - Dwellings	;				
Existing Use 3:	Ot	ther						
Neighbouring l	Jse 1 Ag	gricultu	re					
Neighbouring L	Jse 2: Re	esident	ial - Dwellings	;				
Neighbouring L	Jse 3:							
Other uses:	Ec	questria	an centre					
Site State:	Pa	art gree	enfield and bro	ownfield				
<u>Site Detail</u>								
Topography:			Flat		Bound	laries:	Poorly defined	
Natural Landso	cape:		Limited Tree	Cover	Road	Frontage	$\checkmark$	
Distance to Ra	il Station (metr	es):	3813.41		Distan	ce to bus stop (metres)	433.07	
Nearest Railwa	ay Station		Horsforth		Bus S	top ID	10840	
SFRA Flood Zo	one:			0.00	Within	300m of retail centre bo	oundary:	
Environment A	gency Flood Z	one:		0.00	Agricu	Itural Land Class:		
Health and Saf	ety Executive	Hazard	l:	No	Strate	gic Employment Buffer:		0.00
Health and Saf	ety Executive	Gas Pi	peline:	No	Conse	ervation Areas		No
Ancient Monun	nent/Battlefield	(%):		0.00	Listed	Buildings:		No
Public Rights c	of Way:			No				
Other commen	ts/observation	s on sit	te characterist	ics:				

## **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?:

Site?: No

Within 100m of Minerals Safeguarding Site?:

No

Site Ref: CFSM035

### Site Name: Land At Green Acres, Moor Road, Bramhope, Leeds, LS16 9HJ

Planning Histor	ry				
Planning App No.	Proposal	Received	Decision	Status	Site %
29/176/97/FU	Removal of condition of application no wh1530 (agricultural workers condition)	18/07/1997	03/08/1999	A	21.73
H29/210/76/	Outline application to erect d etached dwelling, to ag ricultural site. (site area 0. 28ha (0.69 acres)).	20/05/1976	15/06/1976	R	48.39
29/90/01/FU	Detached stables detached hay store and detached riding school	19/03/2001	30/10/2001	А	45.46
PREAPP/07/00266		21/11/2007		PRENOT	99.95
10/00633/FU	Change of use involving alterations and extension of equestrian centre to form primary and secondary school with associated car parking, play areas and landscaping	12/02/2010		APPRET	10.99
PREAPP/08/00396		19/11/2008	01/01/2010	PRECAG	99.81
H29/114/90/	Alterations and extension, to form stables, to rear of detached house.	08/05/1990	13/05/1993	А	96.74

## Site Ref: CFSM035 Site Name: Land At Green Acres, Moor Road, Bramhope, Leeds, LS16 9HJ

Green Belt assessment - o	only completed where site is v	vithin Green Belt						
Check the unrestricted sprawl of large	built up areas							
Would development lead to/constitute ribl	bon development?							
Would development result in isolated dev	elopment?							
Is the site well connected to built up area (2+ boundaries with existing built up area)? $\Box$								
Would development of the site effectively "round off" the settlement pattern?: No								
Do natural/physical features provide a go area and undeveloped land?	od existing barrier between existing urban							
Overall sprawl conclusion:								
High potential to lead to unrestricted spra								
Prevent neighbouring towns from mer	ging	_						
Would development of the site lead to ph	ysical connection of settlements?							
Do natural/physical features provide a go development?	od existing barrier/boundary to contain							
Overall Coalescence Conclusion:								
No merging but there is no defensible boo	undary							
Assist in safeguarding countryside fro	m encroachment							
Is there a strong defensible boundary bet	ween the site and the existing urban area?							
Does the site provide access to the count	tryside?							
Does the site include local or national con	nservation designated areas?							
Does the site include areas of woodlands significant unprotected tree/hedge cover?								
Does the site include grade 1, 2, or 3a ag	ricultural land?	$\checkmark$						
Does the site contain buildings?	Are these in agricultural use?							
Overall countryside Encroachment Concl	usion							
The site does not perform an important ro	ble in safeguarding the countryside from encroa	chment						
Preserve the setting and special chara	cter of historic towns							
Is the site within or adjacent to a conserv feature?	ation area, listed building or other historical							
If yes, could development preserve this c	haracter?:							
Overall Character Preservation Conclusion	on:							
Development of the site would have no e	ffect on the setting and special character of hist	oric features						
Greenbelt Assessment Conclusion:								
Development of the site would create unr	restricted urban sprawl into the Green Belt.							
Conformity with Core Stra	ategy							
Main Urban Area	Main Urban Area Extension	Brownfield						
Major Settlement	Major Settlement Extension	Greenfield						
Smaller Settlement	Smaller Settlement Extension	Mixed						
Villages/Rural	Village/Rural Extension							
Development	unrelated to existing development							
Regeneration Priority Area:								
Inner South Leeds:	0.00 Aire Valley:	0.00						
Leeds Bradford Corridor:	0.00 West Leeds Gatew	ay: 0.00						

Site Ref: CFSM035

#### Site Name: Land At Green Acres, Moor Road, Bramhope, Leeds, LS16 9HJ

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

Leeds City Council Highways inc Metro			
Accessibility comment		Rank (1-5)	
Poor all round accessibility		1	
Access Comments		Rank (1-5)	
Good frontage with adopted highway but trees fronting highway may be an issue, requires footway and access works			
Local network comment		Rank (1-5)	
possible cummulative impact in local area		4	
Mitigation measure		Total score	
access and footway improvements		9	
Support? Need to combine with o	other sites: Suitability fo	r partial development:	
no			
Highways Agency			
Network Rail : Biodiversity West Yorkshire Ecology and LCC Ecology Officer: Not supported (RED). There are two areas of Lowland Mixe Deciduous Woodland (a UK Biodiversity Action Plan Priority Habitat) along the eastern parts of this allocation (approx. 0.5ha.) which should be excluded.	<ul> <li>excluded and the boundary is</li> <li>Drawing RM/CFSM035 and</li> <li>the allocation adjacent to we enhanced through providing</li> <li>buffer planted with native sh</li> <li>There is a small pond immed north west corner of the site</li> </ul>	Boundary Amendment Supported with mitigation if red hatched areas are excluded and the boundary is amended as per Drawing RM/CFSM035 and the eastern boundaries of the allocation adjacent to woodland are protected and enhanced through providing a minimum 20 metre buffer planted with native shrubs and small trees. There is a small pond immediately adjacent to the north west corner of the site and Bramhope Tunnel Ponds LNA (a Great Crested Newt site) lies 700m to the south across open countryside - therefore Great Crested Newts to consider.	
Natural England:	the south across open count		
5	the south across open count		
Natural England: Education Drainage/Water/Flooding Environment Agency Comments: Yorkshire Water Comments:	the south across open count	ryside - therefore Great	
Education Drainage/Water/Flooding Environment Agency Comments:	the south across open count Crested Newts to consider.	ryside - therefore Great	

Gas:

Electric:

Telecom:

Fire and Rescue Services:

Built Heritage Leeds City Council: West Yorkshire Archaeology Service:

English Heritage:

## Gypsy \_Traveller Site Assessment

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

## **Conclusion of Assessment**

#### **Conclusion summary:**

Green Belt site. This site encompasses sites 3400 and 3434 listed in the schedule above, but has been submitted for consideration for mixed use - residential and class 'D1' non residential institution. Site 3400 is considered to have some potential for housing, but a mixed use development of the whole site is not considered appropriate in this location and the release of the site as a whole would constitute urban sprawl.

Site Capacity (dwellings units):

90

Floorspace sq m (Non residential):

0

**Residential Conclusion:** 

Red

**Retail Conclusion:** 

**Employment Conclusion:**